

City Council  
Atlanta, Georgia

02-0-0823

A SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-02-25/Z-00-68

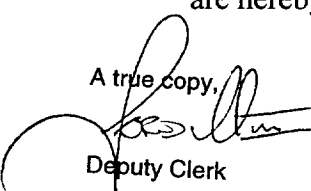
AN ORDINANCE TO AMEND ORDINANCE Z-00-68,  
ADOPTED BY CITY COUNCIL JANUARY 2, 2001  
AND APPROVED BY OPERATION OF LAW  
JANUARY 10, 2001, REZONING FROM THE I-1  
(LIGHT INDUSTRIAL) DISTRICT AND THE I-2  
(HEAVY INDUSTRIAL) DISTRICT TO THE PD-MU  
(PLANNED DEVELOPMENT-MIXED USE) DISTRICT,  
PROPERTY LOCATED AT THE **NORTHEAST CORNER  
OF GLENWOOD AVENUE AND THE GLENWOOD-WYLIE  
CONNECTOR, S.E.** FOR THE PURPOSE OF APPROVING A  
SITE PLAN AMENDMENT AND A CHANGE OF CONDITIONS.  
OWNER: GREEN STREET PROPERTIES, LLC  
APPLICANT: SAME  
BY: KATHARINE W. KELLEY  
NPU-W COUNCIL DISTRICT 5

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ATLANTA,  
GEORGIA as follows:

SECTION 1. That Ordinance Z-00-68, adopted by City Council January 2, 2001 and approved by Operation of Law January 10, 2001, rezoning from the I-1 (Light Industrial) District and the I-2 (Heavy Industrial) District to the PD-MU (Planned Development-Mixed Use) District, property located at the northeast corner of Glenwood Avenue the Glenwood-Wylie Connector, S.E., more particularly described by the legal description attached as part of Ordinance Z-00-68 and which is included in its entirety for reference purposes, is hereby amended by deleting in their entirety all currently governing conditions and substituting in lieu thereof new conditions which are contained in the document entitled "Zoning Conditions, Z-00-68, Glenwood Park, April 18, 2002," marked received by the Bureau of Planning April 18, 2002 and which is attached hereto as Exhibit A.

SECTION 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy,

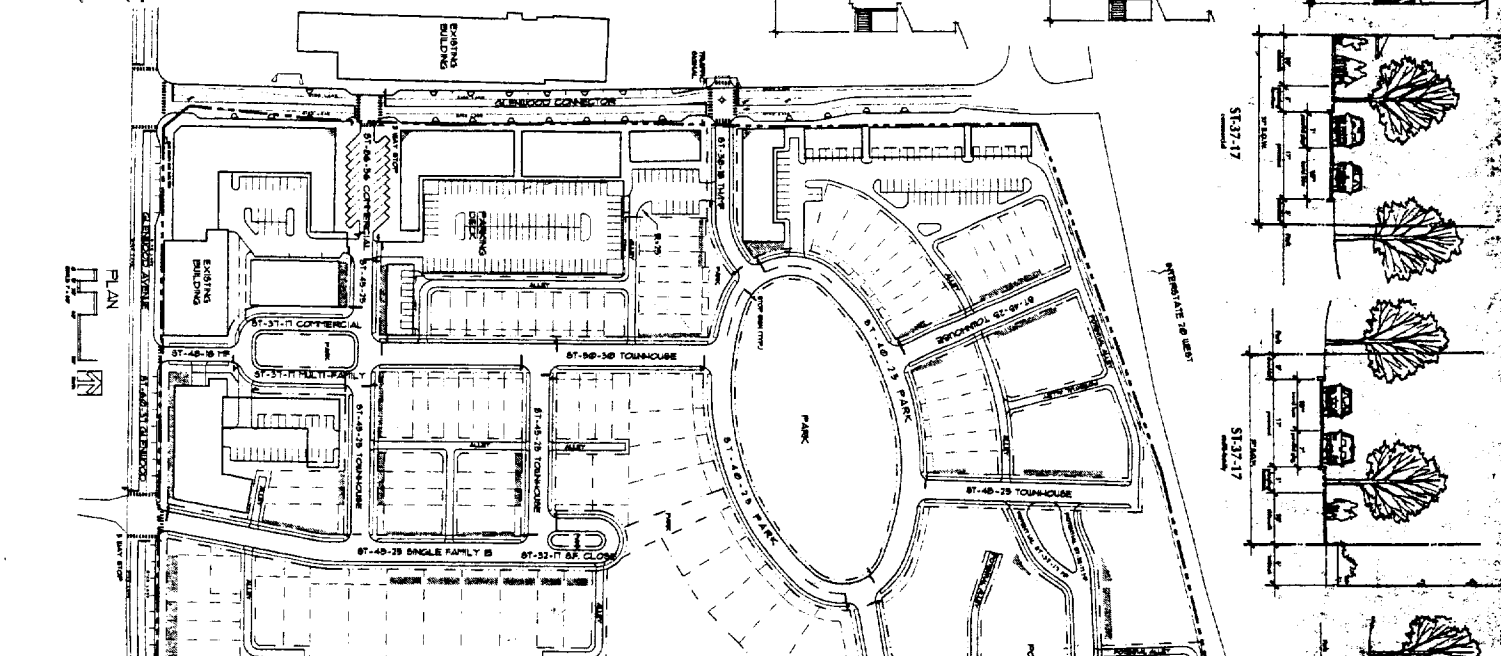


Deputy Clerk

ADOPTED by the Council  
APPROVED by the Mayor

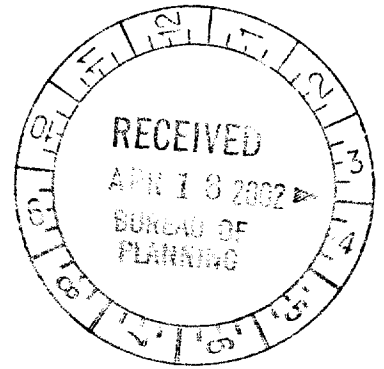
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Z-02-25

**ZONING CONDITIONS**  
**Z-00-68, Glenwood Park**  
**April 18, 2002**

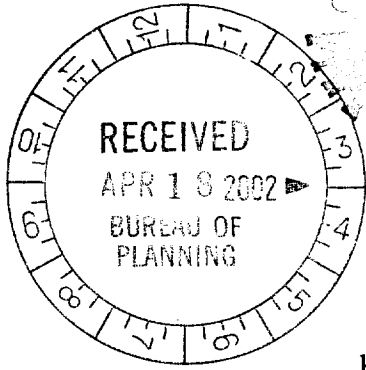


**Site Plan**

Zoning of the subject property is conditioned on general conformance with site plan entitled "Zoning Plan for Glenwood Park", prepared by Tunnell-Spangler & Associates, dated February 27, 2002, last revised April 17, 2002, and received by the City of Atlanta Bureau of Planning April 18, 2002. Said site plan is hereinafter referred to as the Master Site Plan.

**Land Uses**

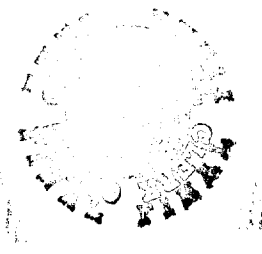
1. Land uses shall be located within the site as is shown on the Master Site Plan. If the intersections of proposed new streets with the Glenwood Wylie Connector and/or Glenwood Avenue are required to be changed from the locations shown on the Master Site Plan by the Georgia Department of Transportation or by the City of Atlanta Department of Public Works, those changes shall be considered to be minor changes subject to administrative approval by the Bureau of Planning, and those changes shall not affect the general location of land uses as is shown on the Master Site Plan and described within this set of Zoning Conditions.
2. Retail uses shall include all uses that are permitted in the C-1 (Community Business) District except for sales and leasing agencies for new passenger automobiles, and security storage centers.
3. Eating and drinking establishments may provide outdoor seating areas and no additional parking shall be required for such outside seating areas.
4. Eating and drinking establishments shall provide grease traps pursuant to the standards of the City of Atlanta Plumbing Code and any applicable requirement of the Fulton County Health Department.
5. All commercial and restaurant establishments located on the ground floor of buildings and within ten (10) feet of a public sidewalk along a public street shall:
  - a. Provide windows and entrances for a minimum of sixty-five (65) percent of the length of the frontage, beginning at a point



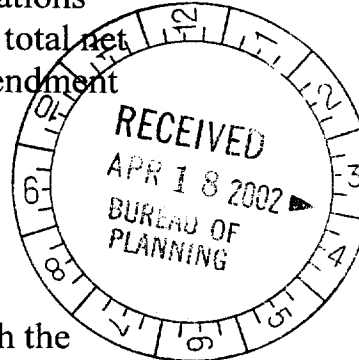
not more than three (3) feet above the sidewalk, for a height no less than nine (9) feet above the sidewalk. Windows for commercial uses shall allow views into the interior or display windows and shall not have painted glass, reflective glass or other similarly treated windows. Entrances may be counted towards window requirements.

b. Facades shall have a maximum length of twenty (20) feet without windows or entryway.

6. Residential use includes home occupation as defined in Section 16-29.001(17) of the Zoning Ordinance, and includes home art studios and galleries as defined in Section 16-29.001(31) of the Zoning Ordinance. Accessory commercial uses shall be permitted in multifamily residential buildings.
7. All single-family and townhouse residences, whether attached or detached, shall be permitted to have an apartment dwelling unit on the lot, which may be used for one dwelling unit or a combination of one dwelling unit and a garage for vehicles.
8. ***Buildings adjacent to any R-4 or RG boundary line, or adjacent to the Interstate 20 Right of Way shall be set back a minimum of 5 feet from said boundary line.***
9. Build-to lines and build-to zones shall be as indicated on the Master Site Plan.
- 10.. Master developer agrees to include in the Covenants and Restrictions for the development a requirement that all garage apartments shall adhere to architectural standards that are compatible with the principal dwelling unit and that no such garage apartment unit shall have *more* than 625 square feet of floor space.
11. Master developer agrees to include in the Covenants and Restrictions for the development that the master association will utilize its best efforts to assist in the enforcement of City of Atlanta noise and nuisance ordinances.
12. ***Developer may provide private alleys in the form of easement or private alley. Size and location of such alleys may vary. Minimum setback of 0 feet shall be provided from alley.***
13. Minimum total open space and usable open space for multifamily residential developments shall be as is shown on the Master Site Plan.
14. Vacant land within Blocks F and G may be utilized as surface parking for the existing office building on the site until such surface parking areas are developed in conformance with the requirements of the Master Site Plan.
15. Patio areas shall not be included in determining maximum allowable square footage within each Block of the subject development.

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16. If applicant subsequently dedicates right-of-way to the City of Atlanta for public purposes, the floor area ratio and all other calculations related to this development shall thereafter be based on the total net and gross lot area at the time this request for Site Plan Amendment was enacted by the Mayor and City Council.

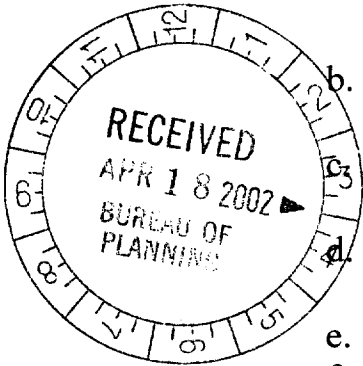
## TRANSPORTATION

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1. Streets and sidewalks shall be constructed in accordance with the standards contained within the attached drawing entitled "Street Plan for Glenwood Park", prepared by Tunnell-Spangler & Associates, dated February 26, 2002, last revised April 17, 2002, and received by the City of Atlanta Bureau of Planning on April 18, 2002. **2-02-25**
2. Gates shall not be permitted across any public street.
3. Within the constraints of the total number of parking spaces required in Paragraph 9 below for each use category, the applicant may revise the Master Site Plan by making minor modifications to the configuration and layout of the surface and deck parking lot locations in order to accommodate the required number of parking spaces.
4. Where property abuts a residential district along Glenwood Avenue, the sidewalk area within twenty (20) feet of such district shall taper where necessary to provide a smooth transition to the existing sidewalk within the residential district.
5. Utilities shall be installed to allow for the unobstructed use of the sidewalks.
6. Street trees and street lights shall be installed in accordance with the standards contained within the attached drawing entitled "Street Plan for Glenwood Park", prepared by Tunnell-Spangler & Associates, dated February 26, 2002, last revised April 17, 2002, and received by the City of Atlanta Bureau of Planning on April 18, 2002.
7. A bus shelter for use by MARTA patrons shall be provided along Glenwood Avenue on the subject site.
8. For commercial uses, bicycle parking shall be provided in the ratio of at least one (1) bicycle/moped parking space for each twenty (20) automobile parking spaces. Every effort shall be made to allow public and resident access to commercial bicycle parking facilities during non-business hours. No building, commercial establishment or other property shall have fewer than three (3) bicycle/moped spaces but shall not be required to exceed a maximum of fifty (50)

bicycle/moped spaces. Bicycle/moped spaces shall be located within the street furniture zone or parking garage a maximum distance of one hundred (100) feet of the building entrance, or shall be located at least as close as the closest automobile space, except for handicapped parking spaces. Each space shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock.

9. Required parking shall be provided as follows:

- a. Residential uses: Multifamily maximum is one parking space per bedroom; minimum for single-family and townhouses one parking space per dwelling unit.
- b. Office uses: Maximum of three parking spaces for each 1,000 square feet of floor space.
- c. Retail uses: Maximum of three parking spaces for each 1,000 square feet of floor space.
- d. Eating and drinking establishments: Maximum of ten parking spaces for each 1,000 square feet of floor space.
- e. Schools: Same as Section 16-06.010(2).
- f. All other uses: Maximum of three parking spaces for each 1,000 square feet of floor space.



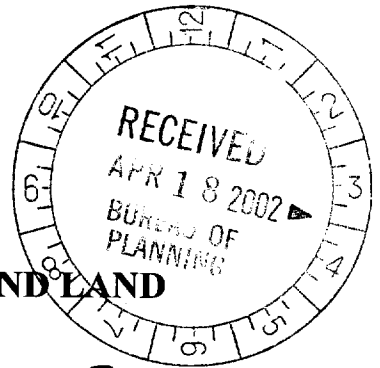
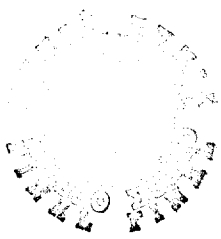
Z-02-25

10. Five loading areas shall be provided for the site within Blocks A, B, C, F, and G, one of which shall be an independent loading space. Other loading spaces may be time-shared with parking spaces.

11. Required parking shall be calculated so as to include all off-street parking spaces and all new on-street parking spaces resulting from this development.

## INFRASTRUCTURE

1. The Bureau of Buildings shall not issue a building permit until such time as the Commissioner of the Department of Public Works has certified that for each prospective phase of the development, sewer capacity of offsite public sewers, into which the on-site sewers will connect, is sufficient to accommodate the additional sewage that would be generated by the proposed development.
2. The Bureau of Buildings shall not issue any clearing or grading permits for any phases of the development or for any portions of the development site until the Commissioner of the Department of Public Works has approved a stormwater drainage plan.



## DEVELOPMENT PERMISSION, BUILDING HEIGHT, AND LAND USE BY BLOCK FOR PROJECT

2-02-25

1. **1. Land uses and building densities.** The building types, building footprints, and lot lines that are shown in this site plan are for illustrative purposes only. Each block shall be developed in accordance with the use limitations, building setback lines, build-to lines and zones, building height limitations, and building density shown for each block within the development.

The gross square footage of permitted land uses shall be as is described in this paragraph. Any unused development permission in Blocks B, C, D and E may be transferred to Blocks A, F and G. Permitted land uses by block within the site (Blocks are identified as Blocks A through G), gross allowable density, and building height limitations are as follows:

a. Block A. The permitted uses for Block A are as follows:

- i. Residential uses including single family dwellings that may also include a garage apartment unit and may be either attached or detached units; duplexes; and multifamily residential use.
- ii. Offices and clinics other than veterinary.
- iii. Banks and similar financial institutions.
- iv. Barber shops, beauty shops and similar personal service establishments.
- v. Retail stores.
- vi. Eating and drinking establishments, catering establishments, delicatessens and bakeries with products sold at retail on the premises.
- vii. Laundry and dry cleaning collection stations; laundry and dry cleaning establishments where equipment is operated by customers.
- viii. Live-work spaces including either office or commercial uses.
- ix. Repair establishments for domestic and household goods or similar devices, but not automobile repair.
- x. Bed and breakfast hotel.
- xi. Customary accessory uses, including private elementary, middle or high school, and public and civic buildings.

xii. Recreation facilities and neighborhood service uses, including clubhouse and fitness center, swimming pool, tennis court, child-care center, and similar uses.

xiii. Total square footage for Block A shall not exceed 178,825 square feet.

xiv. Building height in Block A shall not exceed 80 feet.

b. Block B. The permitted uses for Block B are as follows

i. Residential uses including single family dwellings that may also include a garage apartment unit and may be either attached or detached units; duplexes; and multifamily residential use.

ii. Offices and clinics other than veterinary; Banks and similar financial institutions; barber shops, beauty shops and similar personal service establishments; retail stores; eating and drinking establishments, catering establishments, delicatessens and bakeries with products sold at retail on the premises; laundry and dry cleaning collection stations; laundry and dry cleaning establishments where equipment is operated by customers, provided that any such use within this subparagraph ii. that is located within Block B shall be located no closer than 300 feet to the west side of Stovall Street.

iii. Bed and breakfast hotel.

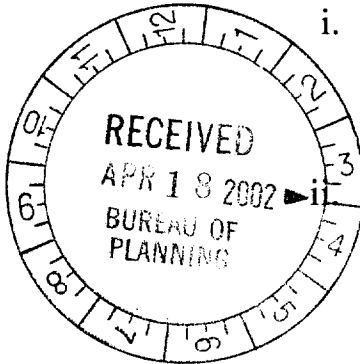
iv. Live-work spaces including either office or commercial uses.

v. Customary accessory uses, including private elementary, middle or high school, and public and civic buildings.

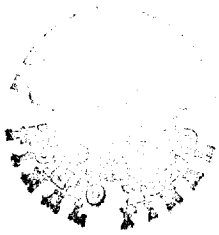
vi. Recreation facilities and neighborhood service uses, including clubhouse and fitness center, swimming pool, tennis court, child-care center, and similar uses.

vii. Total square footage for Block B shall not exceed 163,100 square feet.

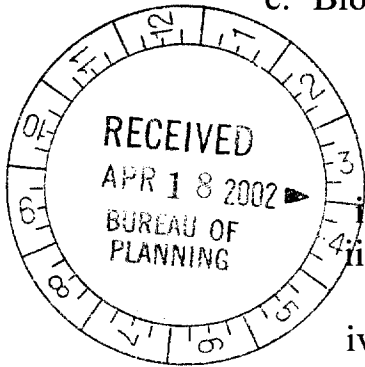
viii. Building height in Block B shall not exceed 35 feet within 40 feet of the west side of Stovall Street, shall not exceed 45 feet within the central section of Block B beginning 40 feet west of the west side of Stovall Street and extending west a distance of 260 feet, and shall not exceed 55 feet west of that point. A



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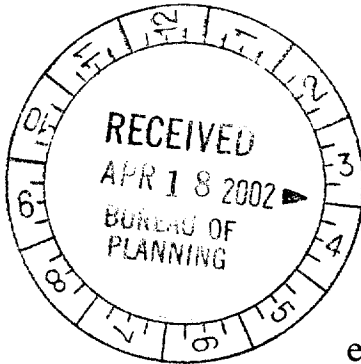
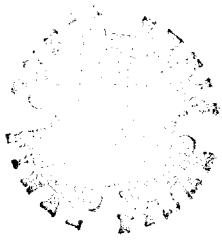
maximum 400 square foot cupola is permitted an additional 25 feet in height above the roof of a building, but such cupola shall be allowed only within the 45 and 55 foot height zones.



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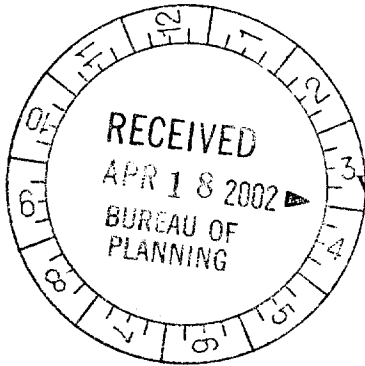
- c. Block C. The permitted uses for Block C are as follows
- i. Residential uses including single family dwellings that may also include a garage apartment unit and may be either attached or detached units; duplexes; and multifamily residential use.
  - ii. Offices and clinics other than veterinary.
  - iii. Live-work spaces including either office or commercial uses.
  - iv. Bed and breakfast hotel.
  - v. Customary accessory uses, including private elementary, middle or high school, and public and civic buildings.
  - vi. Recreation facilities and neighborhood service uses, including clubhouse and fitness center, swimming pool, tennis court, child-care center, and similar uses.
  - vii. Total square footage for Block C shall not exceed 91,675 square feet.
  - viii. Building height in Block C shall not exceed 35 feet within 40 feet of the west side of Stovall Street, shall not exceed 45 feet within the central section of Block C beginning 40 feet west of the west side of Stovall Street and extending west a distance of 260 feet, and shall not exceed 55 feet west of that point. A maximum 400 square foot cupola is permitted an additional 25 feet in height above the roof of a building, but such cupola shall be allowed only within the 45 and 55 foot height zones.
- d. Block D. The permitted uses for Block D are as follows
- i. Residential uses including single family dwellings that may also include a garage apartment unit and may be either attached or detached units; duplexes; and multifamily residential use.
  - ii. Offices and clinics other than veterinary.
  - iii. Live-work spaces including either office or commercial uses.
  - iv. Bed and breakfast hotel.

Exhibit A  
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Z-02-Zs

- v. Recreation facilities and neighborhood service uses, including clubhouse and fitness center, swimming pool, tennis court, child-care center, and similar uses.
  - vi. Total square footage for Block D shall not exceed 21,775 square feet.
  - vii. Building height in Block D shall not exceed 45 feet as measured from the finished grade at the side of the principal building adjacent to the R-4 district. A maximum 400 square foot cupola is permitted an additional 25 feet in height above the roof,
- e. Block E. The permitted uses for Block E are as follows
- i. Residential uses including single family dwellings that may also include a garage apartment unit and may be either attached or detached units; duplexes; and multifamily residential use.
  - ii. Live-work spaces including either office or commercial uses.
  - iii. Recreation facilities and neighborhood service uses, including clubhouse and fitness center, swimming pool, tennis court, child-care center, and similar uses.
  - iv. Total square footage for Block E shall not exceed 66,175 square feet.
  - v. Building heights in Block E shall not exceed 45 feet as measured from the finished grade at the side of the principal building adjacent to the R-4 district, *except, however*, on the property which is fronting on Glenwood Avenue and immediately adjacent to the R-4 district, the building height shall not exceed 35 feet within 40 feet of the common R-4/PD-MU property line. This 35-foot height restriction shall only apply to the property within 100 feet of the Glenwood Avenue right-of-way.
- f. Block F. The permitted uses for Block F are as follows:
- i. Residential uses including single family dwellings that may also include a garage apartment unit and may be either attached or detached units; duplexes; and multifamily residential use.
  - ii. Offices and clinics other than veterinary.
  - iii. Banks and similar financial institutions.



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- iv. Barber shops, beauty shops and similar personal service establishments.
- v. Retail stores.
- vi. Eating and drinking establishments, catering establishments, delicatessens and bakeries with products sold at retail on the premises.
- vii. Laundry and dry cleaning collection stations; laundry and dry cleaning establishments where equipment is operated by customers.
- viii. Live-work spaces including either office or commercial uses.
- ix. Repair establishments for domestic and household goods or similar devices, but not automobile repair.
- x. Bed and breakfast hotel.
- xi. Customary accessory uses, including private elementary, middle or high school, and public and civic buildings.
- xii. Recreation facilities and neighborhood service uses, including clubhouse and fitness center, swimming pool, tennis court, child-care center, and similar uses.
- xiii. Total square footage for Block F shall not exceed 266,254 square feet.
- xiv. Building height in Block F shall not exceed 70 feet. A cupola or turret not exceeding 400 square feet in area may extend an additional 25 feet up from the roof of a building.
- g. Block G. The permitted uses for Block G are as follows:
  - i. Residential uses including single family dwellings that may also include a garage apartment unit and may be either attached or detached units; duplexes; and multifamily residential use.
  - ii. Offices and clinics other than veterinary.
  - iii. Banks and similar financial institutions.
  - iv. Barber shops, beauty shops and similar personal service establishments.
  - v. Retail stores.
  - vi. Eating and drinking establishments, catering establishments, delicatessens and bakeries with products sold at retail on the premises.

Exhibit A  
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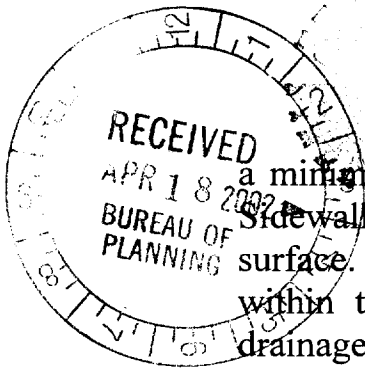
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- vii. Laundry and dry cleaning collection stations; laundry and dry cleaning establishments where equipment is operated by customers.
- viii. Live-work spaces including either office or commercial uses.
- ix. Repair establishments for domestic and household goods or similar devices, but not automobile repair.
- x. Bed and breakfast hotel.
- xi. Customary accessory uses, including private elementary, middle or high school, and public and civic buildings.
- xii. Recreation facilities and neighborhood service uses, including clubhouse and fitness center, swimming pool, tennis court, child-care center, and similar uses.
- xiii. Total square footage for Block G shall not exceed 240,984 square feet.
- xiv. Building height in Block G shall not exceed 80 feet.

### **Street and Sidewalk Standards and Requirements**

The requirements of the following street, sidewalk, and other infrastructure design standards shall take precedence over all other City of Atlanta regulations affecting public street geometry and design, and sidewalk treatment.

1. **Sidewalks on Glenwood Avenue and Glenwood Wylie Connector:** A minimum 4 feet wide Tree Planting Zone shall be provided. Said zone may be hardscaped or landscaped between trees planting areas, or may include parallel parking spaces between tree planting areas. Hardscape may include pavers, porous concrete or decorative concrete. A minimum 6 feet wide Sidewalk Clear zone shall be provided and shall be concrete or other hard surface. At the option of the developer, a drainage system may be located within the Streetscape or Clear Zone to collect surface water. A street furniture zone shall be provided on the sidewalk outside the sidewalk clear zone.
2. **Sidewalks on Internal streets:** A minimum 4 feet wide Street Furniture and Tree Planting Zone shall be provided. Said zone shall be landscaped



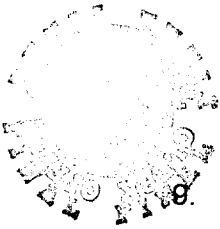
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a minimum of 50% of the area between trees. A minimum 5 feet wide Sidewalk Clear zone shall be provided and shall be concrete or other hard surface. At the option of the developer, irrigation lines may be located within the Sidewalk Clear Zone. At the option of the developer, a drainage system may be located within the Street Furniture and Tree Planting Zone or Sidewalk Clear Zone to collect surface water.

3. **Bike Lanes and Bike Routes:** Bike lanes, where designated, shall be a minimum of 4 feet in width, except where on-street parking is also present and then shall be a minimum of 4 feet six inches in width. On all internal streets, Bike Routes are permitted and encouraged with no additional bike accommodations required in order to create such shared lanes.
4. **On-Street Parking:** Parallel parking lanes shall not exceed 7' in width and shall not exceed 20' in length. Angled parking lanes shall not exceed 9' in width and shall not exceed 20' in length.
5. **Street Trees:** Trees shall be planted on all streets, shall have a minimum of 2 ½" in caliper, shall have a minimum 24' square feet planting area, and shall be spaced an average of 45' feet apart and a maximum of 50'. Trees shall be permitted within two feet of the face of curb at time of planting.
6. **Street Lighting:** A 12 feet high pole with a "post-top" light fixture shall be utilized on Glenwood Avenue, Glenwood Wylie Connector and any public roadways within the development. Spacing shall be a maximum of 80 feet with poles located either on the same side of the street or alternating sides. Lamps shall be either Metal Halide or High Pressure Sodium, or other approved high efficiency type lamp. Applicant shall determine type of post and fixture subject to approval of Zoning Administrator.
7. **Pedestrian crossings:** Pedestrian crossings shall be standard painted markings in Glenwood Avenue and Glenwood Wylie Connector only. No Pedestrian markings are required within the development.
8. **Street Signage:** Standard City street signage shall be utilized. A topper may be installed on the top of the sign indicating the name of the development.

Exhibit A

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9. **Mail Boxes:** Mail boxes shall be placed on or near the front door of all townhomes and single family residences and shall not be located at the street.
10. **Posted Street Speed:** Internal public streets shall have a maximum posted speed of 25 mph. Glenwood Avenue and the Glenwood Wylie Connector shall have a maximum posted speed of 25 mph.
11. **Street Widths:** All public street widths, including parking lane widths, travel lane widths, and bike lane widths, shall be built according to the standards contained in plan entitled "Street Plan for Glenwood Park", prepared by Tunnell-Spangler & Associates, dated February 26, 2002, last revised April 17, 2002, and received by the City of Atlanta Bureau of Planning April 18, 2002
12. **Curb Aprons:** Curb aprons shall not extend beyond the required Street Furniture and Tree Planting Zone and shall not have a slope of less than 1:10. Curb aprons shall not be required for alleys, but are permitted.
13. **Intersection Radii:** On internal streets having a maximum posted speed of 25 mph, the curb radius shall be permitted to be 10', provided that the effective radius of 15' is provided.
14. **Curbs:** All streets shall use the 24" TND curb section as detailed on Street Plan for Glenwood Park dated February 26, 2002, last revised April 17, 2002, and received by the City of Atlanta Bureau of Planning on April 18, 2002, with the exception of streets less than 20' in width. Streets less than 20' wide shall be constructed on one or more sides with materials which create an effective street width of not less than 20' for emergency vehicles. Such materials shall include a mountable curb combined with turf pavement, concrete, or pavers as approved by the City of Atlanta Fire Department. A sample of such mountable curb and turf pavements is also detailed on Street Plan for Glenwood Park dated February 26, 2002, last revised April 17, 2002, and received by the City of Atlanta Bureau of Planning on April 18, 2002.

2-02-25

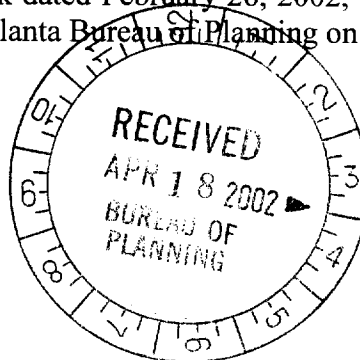


Exhibit A  
page 12 of 12

00-0-1440

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-00-68  
8-15-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **the northeast corner of Glenwood Avenue and the Glenwood-Wylie Connector, S.E.** be changed from the **I-1 (Light Industrial)** District and the **I-2 (Heavy Industrial)** District, to the **PD-MU (Planned Development-Mixed Use)** District to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 12 of the 14<sup>th</sup> District, Fulton County, Georgia, more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

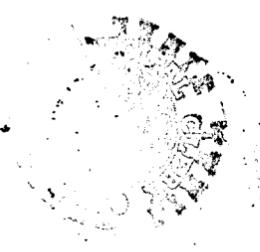
*Phonda Dauphin Johnson*  
Municipal Clerk, CMC

ADOPTED as amended by the Council  
RETURNED WITHOUT SIGNATURE OF THE MAYOR  
APPROVED as per City Charter Section 2-403

JAN 02, 2001

JAN 10, 2001

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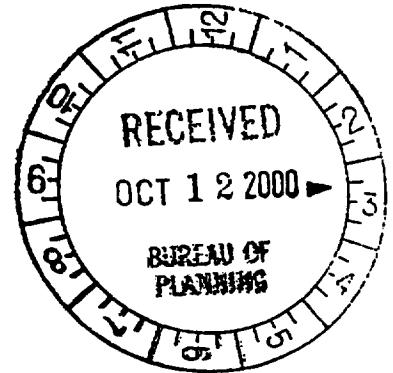
Conditions for Z-00-68

1. This rezoning is conditioned on the document entitled "Zoning Conditions, Z-00-68, "Glenwood Development, October 12, 2000" attached as Exhibit A consisting of eight (8) pages and marked received by the Bureau of Planning October 12, 2000.
2. The attached letter from William F. Kennedy to Councilmember Debi Starnes, dated October 31, 2000 is hereby considered a condition of this rezoning and its provisions shall be enforced as such.

Amendment Incorporated by tcp 1/10/01

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**Zoning Conditions**  
**Z-00-68, "Glenwood Development"**  
**Oct. 12, 2000**



**Site Plan**

Zoning of the subject property to PD-MU (Planned Development-Mixed Use) shall be conditioned on the site plan titled "Master Site Plan", prepared by Smallwood, Reynolds, Stewart, Stewart & Associates, Inc., dated October 5, 2000, revised October 10, 2000, stamped as received by the Bureau of Planning on October 12, 2000.

**Land Uses**

1. Permitted land uses shall be as follows:

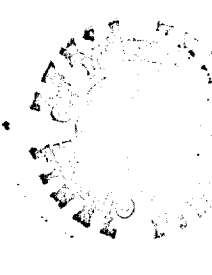
- a) Commercial ("Retail"): All uses that are permitted in the C-1 (Community Business) district except for commercial greenhouses, sales and leasing agencies for new passenger automobiles, security storage centers.
- b) Accessory Commercial ("Accessory Retail") defined as any permitted commercial use, which is located on the ground floor of a building.
- c) Offices. A minimum of 50 percent of the ground floor of office buildings shall be designed in such a way that will be usable for accessory commercial uses, either at completion of the building or by conversion and retrofitting of the space after the building is completed.
- d) Residential, including home occupations as defined in Sec. 16.001(17) of the Zoning Ordinance, and including home art studios and galleries as defined in Sec. 16-29.001(31) of the Zoning Ordinance. Accessory commercial uses shall be permitted in multifamily residential buildings.

2. Land uses shall be located within the site as shown on the Master Site Plan. If the intersections of proposed new streets with the Glenwood Memorial Connector and/or Glenwood Avenue are required to be changed from the locations shown on the Master Site Plan by the Georgia Department of Transportation or by The City of Atlanta Department of Public Works, respectively, those changes shall be considered to be minor changes subject to administrative approval by the Bureau of Planning, and those changes shall not affect the general location of land uses as shown on the site plan.

3. The gross square footage of the retail center (shown on the Master Site Plan as "Building F") shall not exceed 68,000 square feet. The total gross square footage of accessory commercial uses shall not exceed 82,000 square feet.

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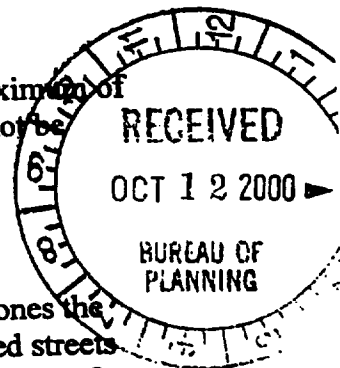
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4. Minimum total open space and usable open space shall be as shown on the Master Site Plan, and shall be calculated based on paragraph 1(a) of the "Dedication of Public Streets and Intersections" section of these zoning conditions.
  5. The maximum floor area ratio (FAR) for the entire site shall be .89 including Area F, and 1.14 excluding Area F.
  6. Maximum building heights shall be as shown on the Master Site Plan.
  7. Development shall be phased so that proposed residential space is developed in advance of, or concurrent with an equivalent percentage of office space so that when 100 percent of the proposed office space has been built, 100 percent of the proposed residential space shall also have been built.
  8. Surface parking lots shall be landscaped in accordance with the requirements of the City of Atlanta Tree Ordinance, subject to approval by the City Arborist.

#### Single-Family Residential (Areas G and G1)

1. Each residence in Areas G and G1 shall be allowed to have a "garage apartment" on the lot, which may be used for one dwelling unit or a combination of one dwelling unit and a garage for vehicles, provided that the square footage of the garage apartment shall not exceed 30 percent of the square footage of the principal structure.
2. Maximum floor area ratio (FAR) of structures on each residential lot, including the principal dwelling unit, garage apartment, and any accessory structures, shall be .50.
3. Maximum height of structures shall be 35 feet.
4. Coverage with impervious surface of each residential lot shall be a maximum of 54% of the net lot area. Access ramps for handicapped persons shall not be counted in computing lot coverage.

#### Dedication of Public Streets and Intersections

1. It is the specific intent of this ordinance, being the ordinance that rezones the subject property to the PD-MU zoning classification, that the proposed streets shown on the Master Site Plan as "public streets" be dedicated to the City of Atlanta. Furthermore, it is the intent of this ordinance to waive certain requirements of Section 15 of the Municipal Code, as well as City of Atlanta Department of Public Works standards, that would conflict with street paving widths and street parking for those streets that are dedicated as public streets, as follows:
  - a. The width of each street lane for moving traffic as shown on the Master Site Plan for "Public Streets" shall be 12 feet.
  - b. The width of parking lanes shall be no greater than 8 feet.
  - c. On-street parking shall be permitted as shown on the Master Site Plan.



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- d. Driveway and curb cuts onto private property shall be a maximum width of twenty-four (24) feet wide for two-way entrances and twelve (12) feet for one-way entrances.

Should this waiver be ineffective for any reason, and should the City require that street widths be greater than 12 feet per lane, the calculation of usable open space shall be adjusted accordingly. For example, should the width of moving traffic lanes be 14 feet, the calculation of usable open space shall include 2 feet of the adjacent street.

### Streets and Intersections

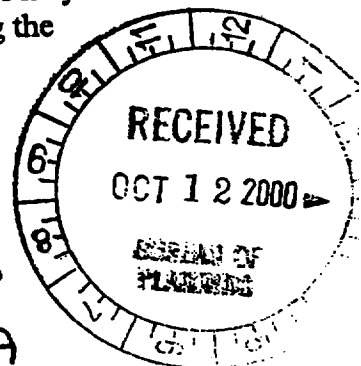
1. Block lengths shall be as shown on the Master Site Plan. In no case shall blocks be longer than 400 feet, except for those blocks shown on the Master Site Plan as E2, which are to be developed for continuous rows of townhomes. A block shall be defined as the distance along which a building has a continuous façade without any breaks in the façade greater than ten feet.
2. Pedestrian crossings shall be located as shown on the Master Site Plan. There shall be a pedestrian crossing across each street of an intersection, and across streets.
3. Every effort shall be made to provide pedestrian crossings on major streets with paving of a color or texture that is different from that of the street paving.
4. Pedestrian crossing distance from edge to edge of any street or from the edge of a street median to the opposite edge of a street shall be no greater than 28 feet. To achieve this standard, corner radii at intersections of streets without medians may be 15 feet.
5. Vehicle stop bars shall be painted on streets at a minimum distance of 2 feet from the edge of the crossing pavement.
6. Curb cuts for vehicles shall be limited to one per building per street, provided, however, that this condition shall not apply to curb cuts into the surface parking lot in front of the retail center shown on the Master Site Plan as "F".
7. Gates shall not be permitted across any public street.
8. With respect to the north/south boulevard that intersects with Glenwood Avenue and that is to be dedicated to the City as a public street,
  - a. The width of the median shall be no less than 10 feet.
  - b. Private parking on the boulevard to serve the parking needs of the townhouse residents ("E2") shall be allowed. The Developer may withhold an easement for this purpose. The sidewalks along the boulevard shall be open for access and use by the public.

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## Parking and Loading Areas

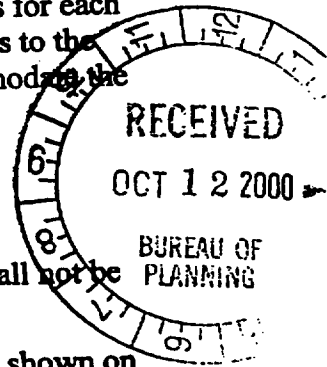
1. Maximum parking ratios for all uses shall be as shown on the Master Site Plan.
2. Shared parking shall be provided in the two parking garages shown on the Master Site Plan as "H" for the following: (a) the office and accessory commercial uses in the office buildings ("A1" and "A2"), and (b) the condominiums and apartments and accessory retail in the condominiums, apartments, and townhomes ("B", "C1", "C2", "D1", "D2", "E1", and "E2").
3. Each parking garage "H" may be completed with the full number of shared parking spaces before all of the buildings for which they are intended to provide parking are completed.
4. Loading and service areas shall be located below grade or in otherwise inconspicuous areas. The alleys on the Master Site Plan shall be deemed to be inconspicuous areas.
5. The Developer may, within the constraints of the maximum total spaces for each land use as indicated on the Master Site Plan, make minor modifications to the configuration and layout of the surface parking lots, in order to accommodate the maximum allowed number of parking spaces.

## Parking Structures

1. Entrances to garages and carports that serve a single residential unit shall not be visible from the public right-of-way.
2. Parking garages shall be enclosed on three sides by residential uses, as shown on the Master Site Plan.
6. The facade of each parking garage that fronts onto a "Public Street" shall conceal automobiles from visibility and shall have the appearance of a horizontal storied building. This may be done in a manner, which does not necessitate the use of glass or other elements, which may inhibit ventilation of the parking garage.

## Sidewalks

1. Public sidewalks shall be located along all existing or new public streets and shall have minimum widths as indicated below:
  - a. Except along Glenwood Avenue, adjacent to single family detached homes and townhouse units:
    - i. Sidewalks shall be a minimum of eleven (11) feet in width and shall consist of two zones: a street furniture and tree planting zone which shall be located adjacent to the curb, and a clear zone.
    - ii. The street furniture and tree planting zone shall have a minimum width of five (5) feet and shall be planted with trees and continuous ground cover such as liriopie spicata or mondo grass.



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- iii. The clear zone shall be a minimum width of six (6) feet, shall be hardscape, and shall be unobstructed by any permanent or nonpermanent element for a minimum width of six (6) feet and a minimum height of eight (8) feet.
- b. Along Glenwood Avenue or adjacent to multi-family buildings, commercial buildings, or mixed-use buildings, with the exception of along the proposed street located between buildings A1 and H, and A2 and H on the Illustrative Site Plan:
- Sidewalks shall be a minimum of fifteen (15) feet in width and shall consist of two zones: a street furniture and tree planting zone which shall be located adjacent to the curb, and a clear zone.
  - The street furniture and tree planting zone shall have a minimum width of five (5) feet.
  - The clear zone shall be a minimum width of ten (10) feet, shall be hardscape, and shall be unobstructed by any permanent or nonpermanent element for a minimum width of ten (10) feet and a minimum height of eight (8) feet.

If a street is required to have lane widths for moving traffic of greater than 12 feet (as per the section "Dedication of Public Streets and Intersections, above), then sidewalk and clear zone widths shall be adjusted accordingly. For example, if lane widths are 14 feet, adjacent sidewalks shall be a minimum of thirteen (13) feet in width in lieu of fifteen (15) feet as specified in i. above, and clear zones shall be a minimum width of eight (8) feet in lieu of ten (10) feet as specified in iii. above.

- Where property abuts a residential district along Glenwood Avenue, the sidewalk area within twenty (20) feet of such districts shall taper when necessary to provide a smooth transition to the existing residential district's sidewalk.
- Utilities shall be installed underground or to the rear of structures to allow for the unobstructed use of the sidewalks.
- Street trees shall be planted in the street furniture zone a maximum of forty feet (40) on center within the street furniture and tree planting zone and spaced equal distance between street lights. All newly planted trees shall be a minimum of two and one-half (2.5) inches in caliper measured thirty-six (36) inches above ground, shall be a minimum of ten (10) feet in height, and shall be limbed up to a minimum height of seven (7) feet. Trees shall also have a minimum planting area of 25 square feet.
- Street lights added to supplement city lighting shall be spaced a maximum of forty (40) feet on center within the street furniture and tree planting zone, and spaced equal distance between required trees along all streets.

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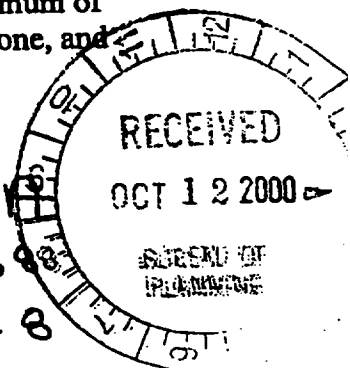
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## Transportation

1. A bus shelter for use by MARTA patrons shall be provided along Glenwood Avenue on Developer's property. Said shelter shall provide seating, be internally lit, and post the schedule for MARTA Bus Routes utilizing that stop, which is currently route #9.
2. The owner or owners of building A1 and A2 shall participate in a Traffic Management Plan (TMP). The TMP shall be submitted to the City of Atlanta Bureau of Planning at six months after any member of the company or business first occupies an office space in the building, and thereafter on the yearly anniversary of first occupancy.

The TMP shall contain strategies for reducing the number of single-occupancy vehicle trips. These strategies shall include but not be limited to promoting mass transit including participation in the quantity discount for MARTA Transcards. The strategies shall also include carpooling, telecommuting, encouragement of bicycle travel, and installation of pedestrian access amenities in addition to the pedestrian crossings shown on the Master Site Plan.

The TMP shall be based on an annual commute mode survey. The survey shall be based on a continuous five-day work week for all employees who arrive at the work site between 6:00 A.M. and 10:00 A.M., Monday through Friday. The survey shall be conducted within 30 days of initial occupancy of office space and on each yearly anniversary of that date thereafter for a period of three years and biennially thereafter. A copy of the survey shall be attached to the TMP, and shall be submitted to the Bureau of Planning on each yearly anniversary as described above. At five years, the City and a representative of the businesses that participate in the TMP shall evaluate the usefulness of the annual survey and the City shall determine whether it shall continue on a biennial basis.

The TMP shall include, but not be limited to:

1. An estimate of the number of employees and visitors per hour who are expected to use rail and/or bus transit throughout the day.
  2. A description of how information regarding new or existing transit stops and building access to such stops shall be communicated to the employees of the buildings.
  3. A program to promote and maintain employee participation in carpooling, telecommuting, and use of mass transit, including a method of monitoring the number of ride sharers and their travel plans.
3. For commercial uses, bicycle parking shall be provided in the ratio of at least one (1) bicycle/moped parking space for every twenty (20) automobile parking spaces.

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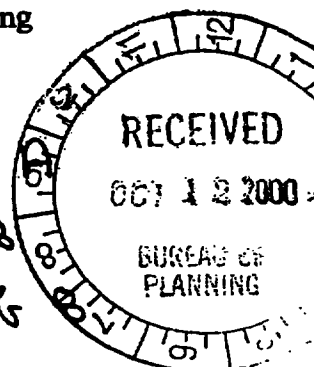
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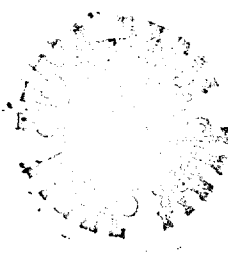
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4. Every effort shall be made to allow public and resident access to bicycle parking facilities during non-business hours.
  5. No building, commercial establishment or other property shall be required to provide three (3) bicycle/moped parking spaces but shall not be required to provide a maximum of fifty (50) bicycle spaces.
  6. Bicycle/moped spaces shall be located within the street furniture zone. If a building has a garage a maximum distance of one hundred (100) feet of the building shall be located at least as close as the closest automobile space, except for handicapped parking spaces. Each space shall include a metal anchor to secure the bicycle/moped frame when used in conjunction with a lock.

### **Buildings and Structures**

1. All commercial and restaurant establishments located on the ground floor of buildings and within ten (10) feet of the existing or proposed public sidewalk along public streets shall:
  - a. Provide windows and entrances for a minimum of sixty-five (65) feet of the length of the frontage, beginning at a point not more than ten (10) feet above the sidewalk, for a height no less than ten (10) feet above the sidewalk. Windows for commercial uses shall allow views into the interior of the building and shall not have painted glass, reflective glass or other obscuring treated windows. Entrances may be counted towards window requirements.
  - b. Facades shall have a maximum length of twenty (20) feet without a recessed entryway.
2. Façade design of buildings shall include indentations and projections on the wall planes such as pilasters, arcaded walkways, balconies, porches, and awnings such as hip roofs, and awnings and canopies. Every effort shall be made to make the façades of all buildings in a manner that is substantially similar, subject to approval by the Bureau of Planning, to those which are depicted in the elevations and renderings shown on the in "Glenwood Development Package" prepared by Smallwood, Reynolds, Stewart, Stewart & Associates, dated 8/11/00 and stamped as received by the Bureau of Planning on 8/11/00:
  - a. "Prototype Building - Office A1 & A2"
  - b. "Multifamily - Proposed Condominium B"
  - c. "Multi-Family - Proposed Apartment C1"
  - d. "Multi-Family - Proposed Apartment C2"
  - e. "Multifamily - Proposed Apartment/Condominium D1 & D2"
  - f. "Prototype Buildings - Townhomes E1 & E2"
  - g. "Proposed Townhomes Sketch at Boulevard"
  - h. Prototype Buildings - Retail Village F"
3. The ground floor of buildings in which accessory commercial is to be provided shall be constructed in such a manner that will provide for primary access to the ground floor.

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entrances from the street to the accessory commercial space. If primary pedestrian entrances are not constructed during initial construction of the building, the design of the ground floor shall be such that window openings can be converted to primary pedestrian entrances. Primary pedestrian entrances shall be provided for accessory commercial that is located within ten (10) feet of an existing or proposed public sidewalk, and:

- a. shall face and be visible from the street;
  - b. shall be directly accessible, visible and adjacent to the sidewalk, supplemental zone, pedestrian plaza, courtyard or outdoor dining area adjacent to such street; and
  - c. shall remain unlocked while the commercial establishment is open for business.
4. A street address number shall be located above the primary building entrance, shall be clearly visible from the sidewalk and shall be a minimum of six (6) inches in height.
  5. The townhomes shown on the Master Site Plan as "E2" shall have individual entrances to each ground-floor dwelling unit, or may share an entrance with an adjacent ground-floor unit. The individual ground-floor entrances fronting the boulevard "Public Street" shall be directly accessible to and from the sidewalk adjacent to such street, shall provide a means by which people may enter and leave the dwelling unit, and shall open directly onto any park, plaza, terrace or porch which may be adjacent to the sidewalk.

### Infrastructure

1. The Bureau of Buildings shall not issue a building permit until such time as the Commissioner of the Department of Public Works has certified that for each prospective phase of development, sewer capacity of offsite public sewers, into which the on-site sewers will connect, is sufficient to accommodate the additional sewage that would be generated by the proposed development. Non-bypass grease traps shall be installed in the sewer lines that service any restaurant.
2. The Bureau of Buildings shall not issue any clearing and grading permits for any phases of the development or for any portions of the development site until the Commissioner of the Department of Public Works has approved a stormwater drainage plan.

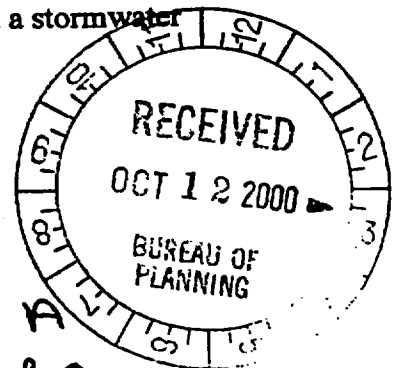


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# Master Site Plan

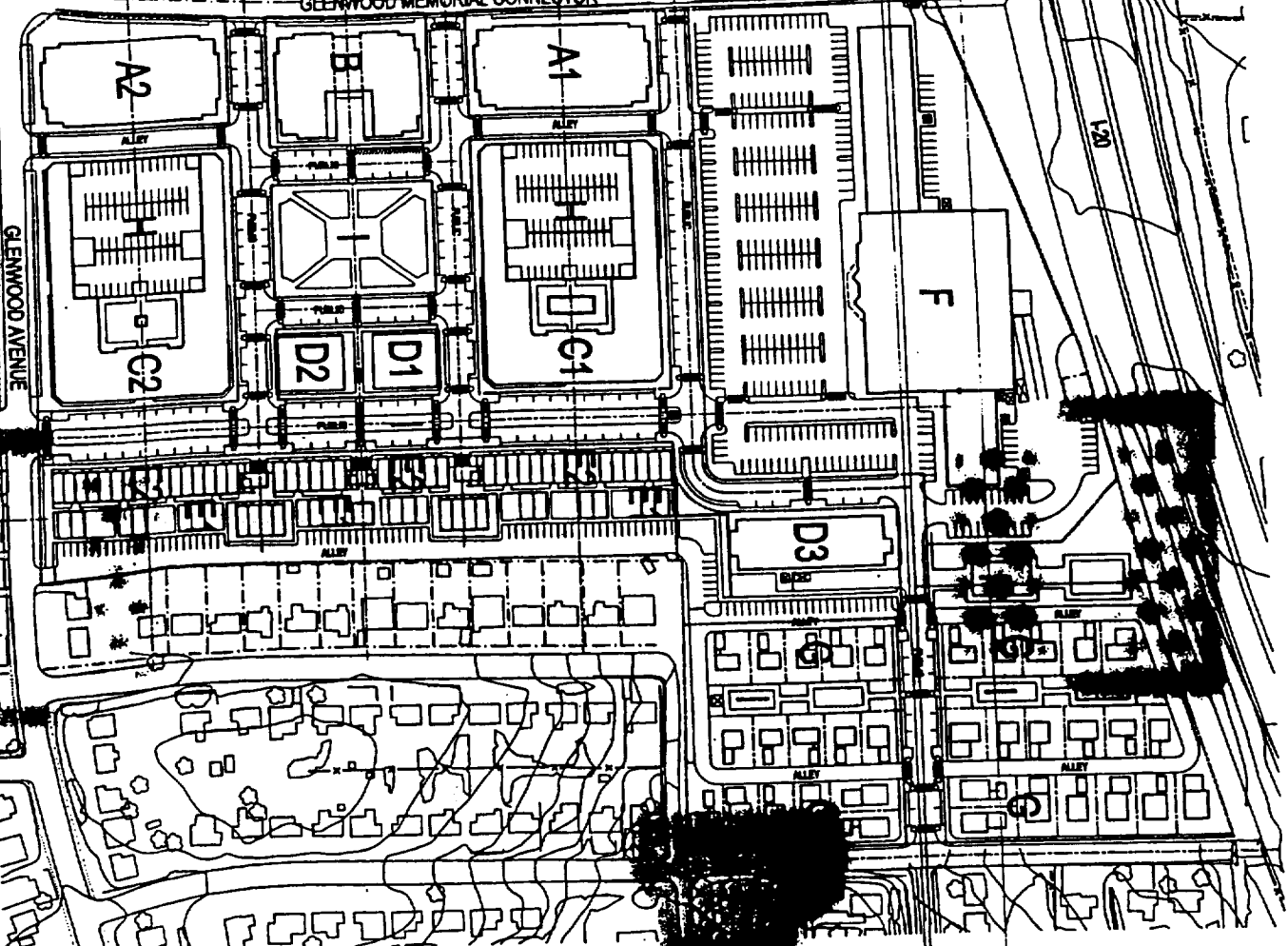
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GLENWOOD MEMORIAL CONNECTOR

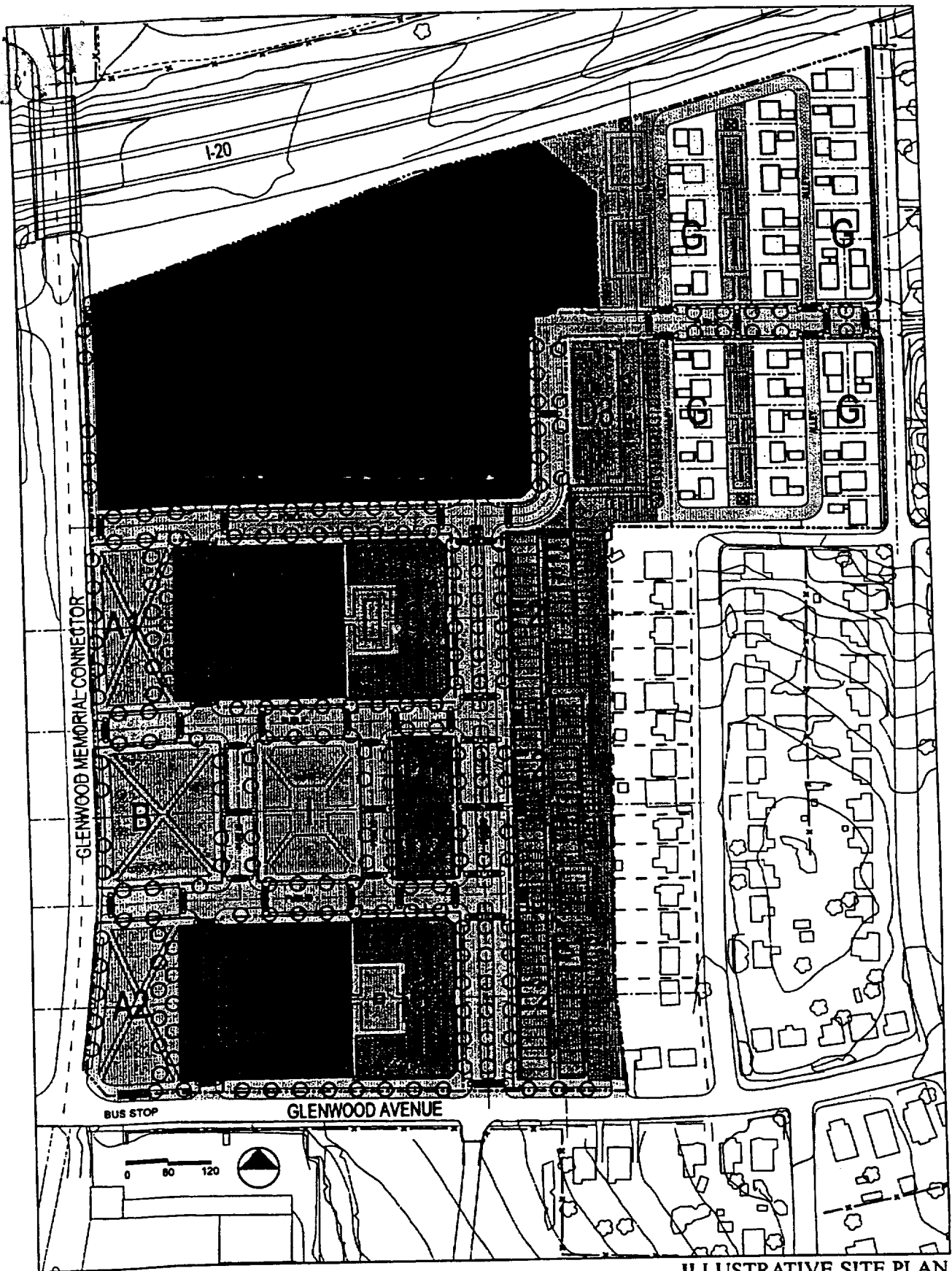


GLENWOOD DEVELOPMENT

ATLANTA, GEORGIA

JAMES BROOKS &  
ASSOCIATES, INC.

Smallwood, Payton  
Stewart, Stewart  
& Associates, Inc.  
Architects



ILLUSTRATIVE SITE PLAN

OCTOBER 24, 2000



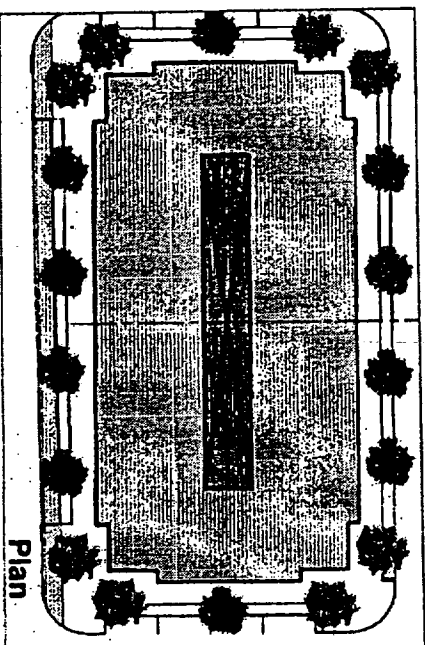
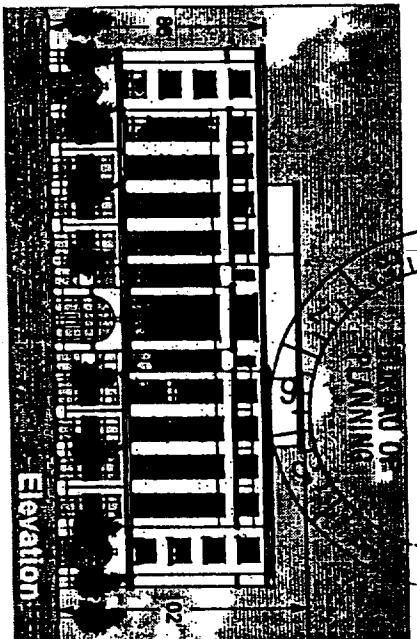
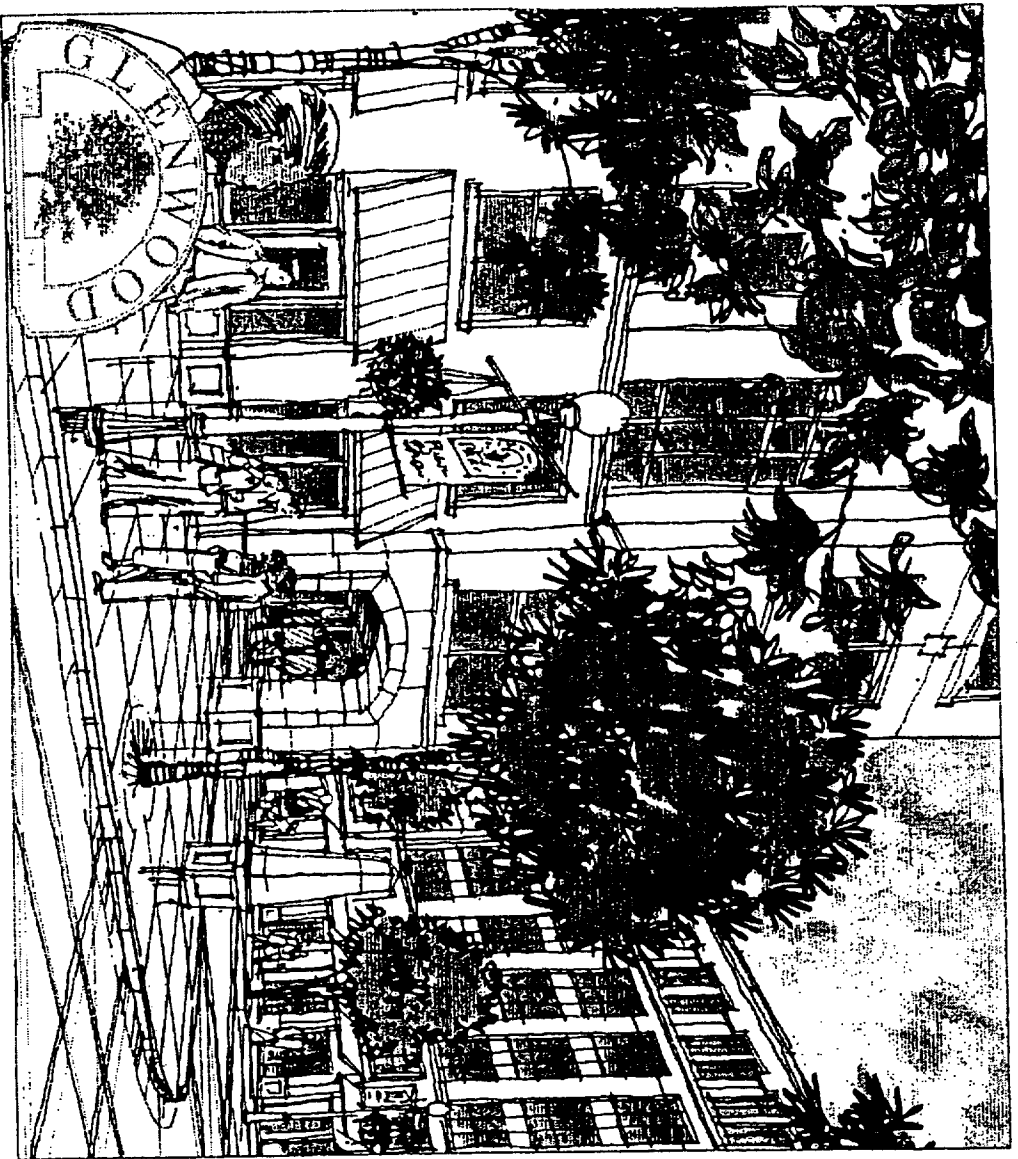
**GLENWOOD DEVELOPMENT**  
ATLANTA, GEORGIA

JAMES BROOKS &  
ASSOCIATES, INC.

Smallwood, Reynolds,  
Stewart, Stewart  
& Associates, Inc.

Architects

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Prototype Building - Office A1 & A2

# GLENWOOD DEVELOPMENT

ATLANTA, GEORGIA

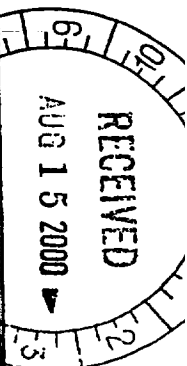


JAMES BROOKS &  
ASSOCIATES, INC.

Smallwood, Reynolds,  
Stewart, Stewart  
& Associates, Inc.  
Architects

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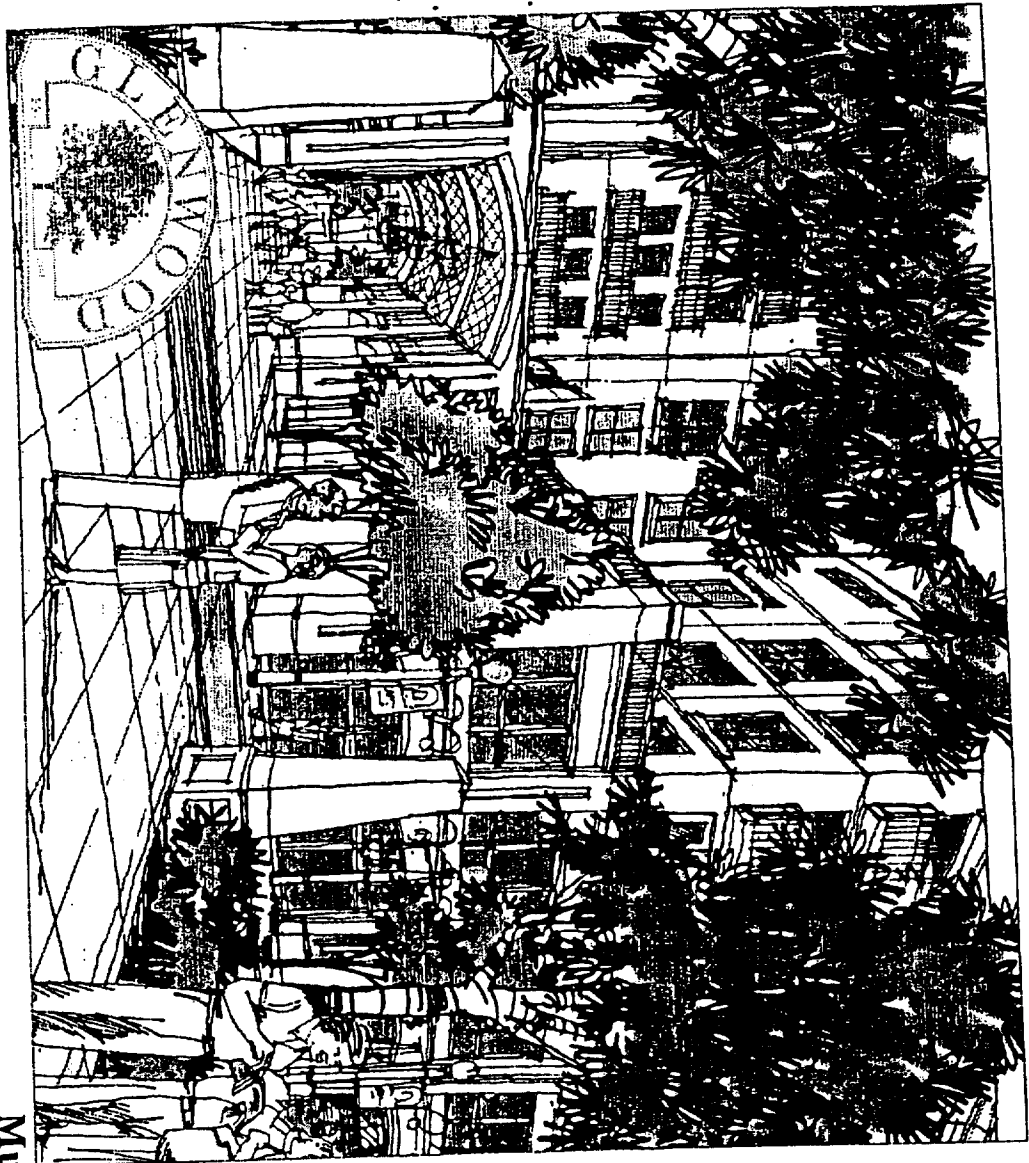
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**GLENWOOD DEVELOPMENT**  
ATLANTA, GEORGIA

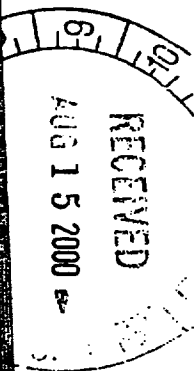
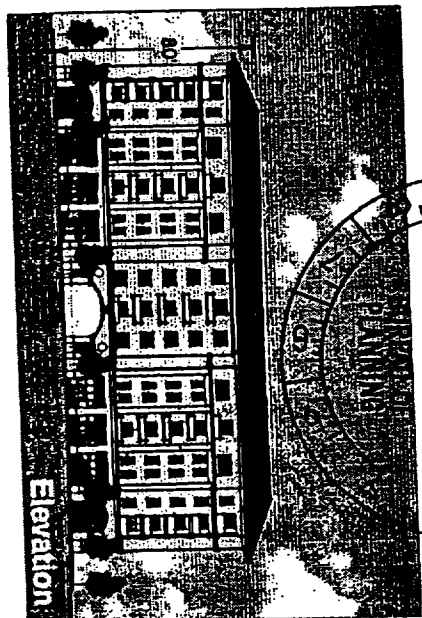
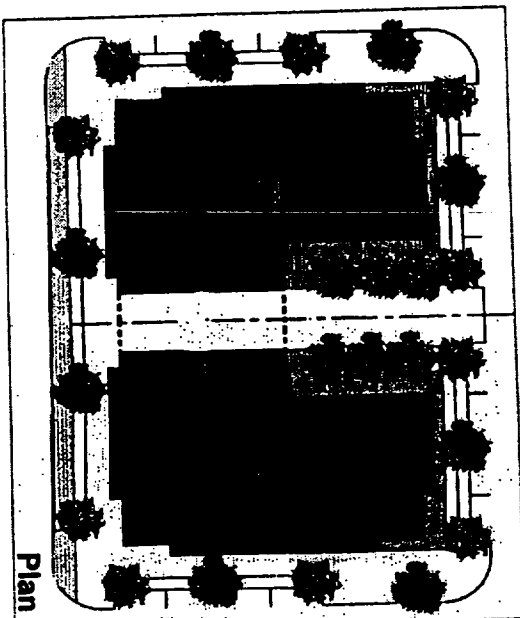
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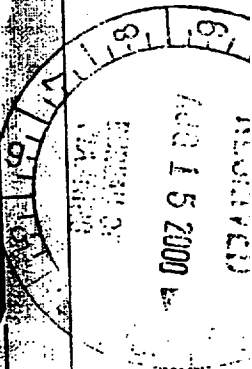
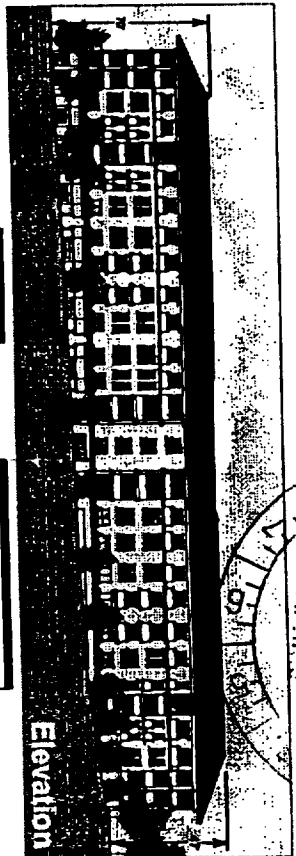
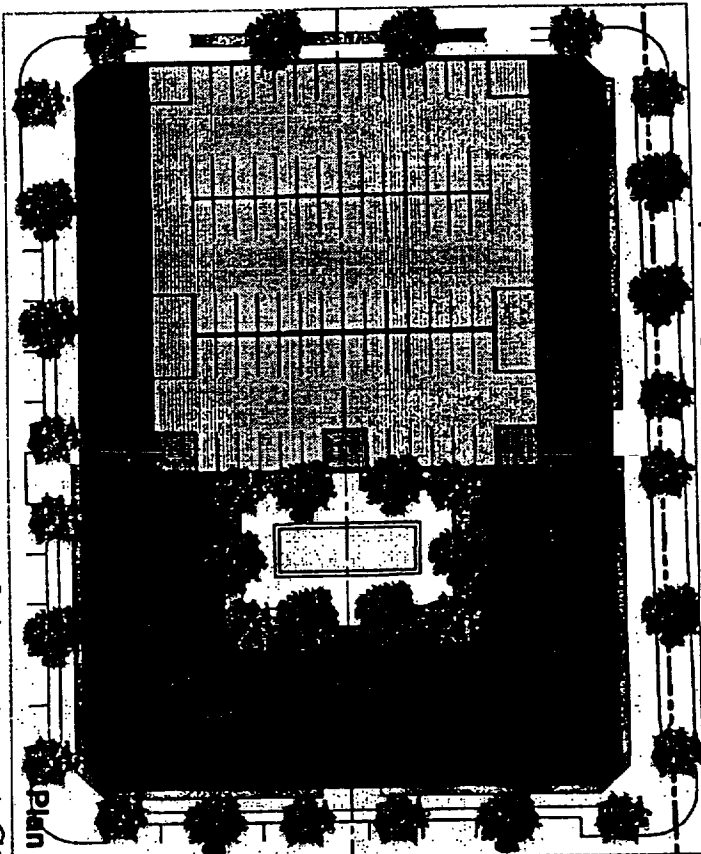
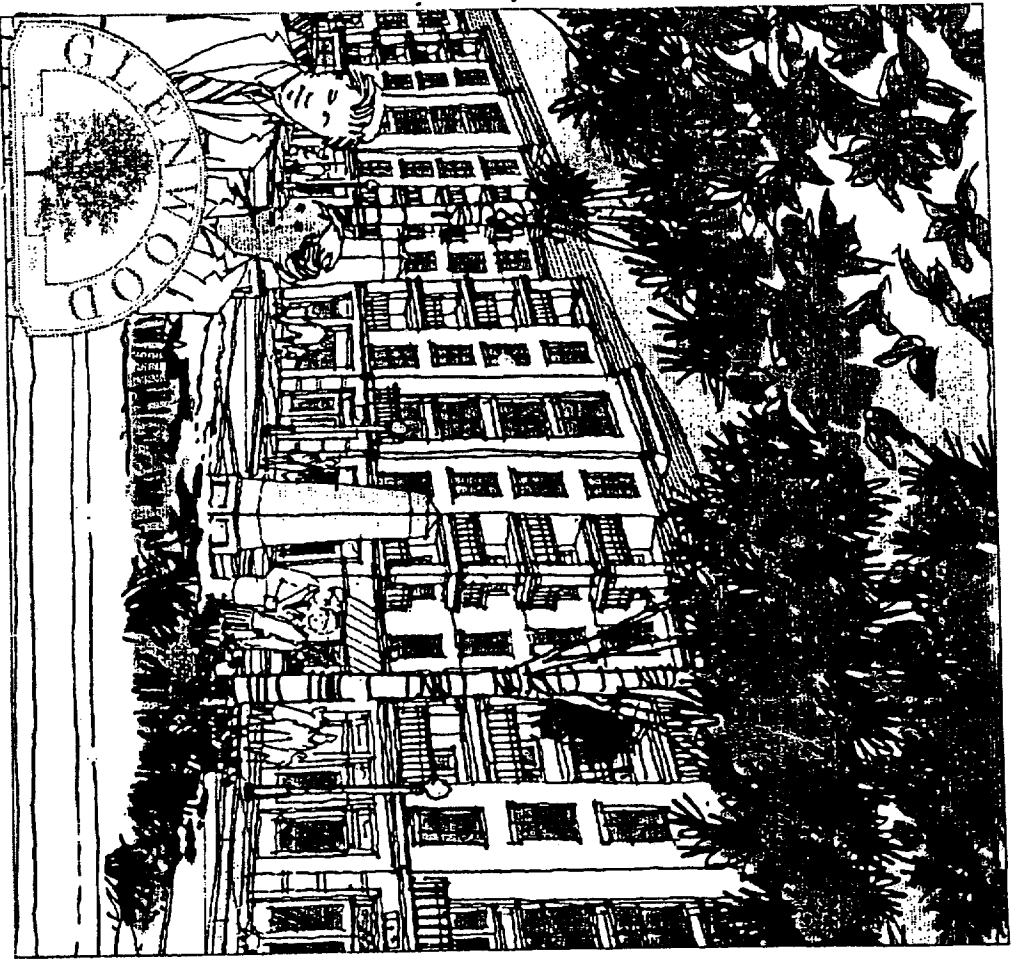


**Multi-Family - Proposed Condominium B**

**JAMES BROOKS &  
ASSOCIATES, INC.**

**Smallwood, Reynolds,  
Stewart, Stewart  
& Associates, Inc.**  
Architects





# GLENWOOD DEVELOPMENT

ATLANTA, GEORGIA

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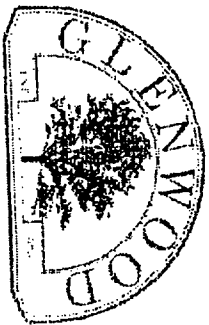
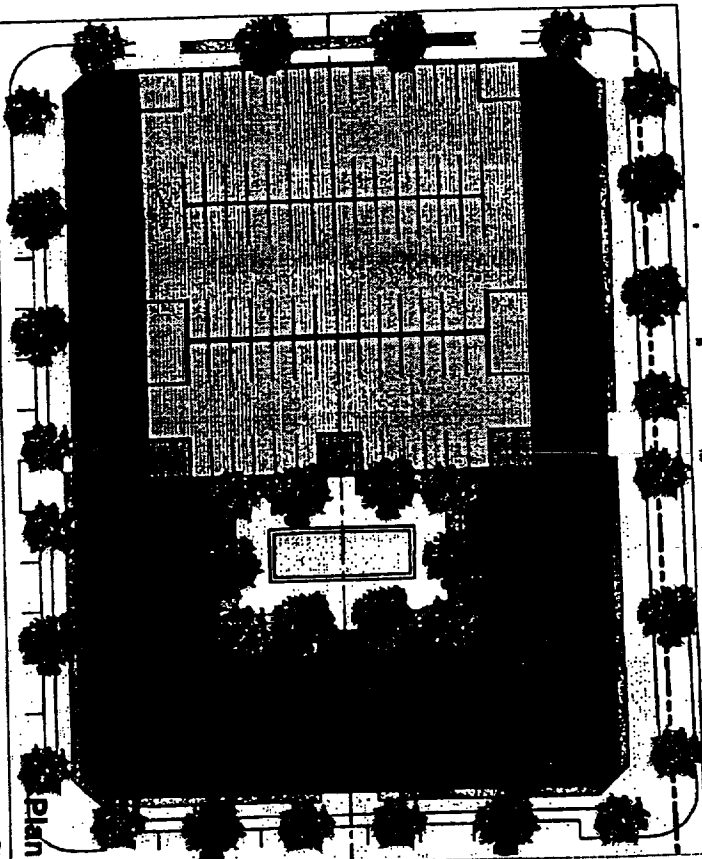
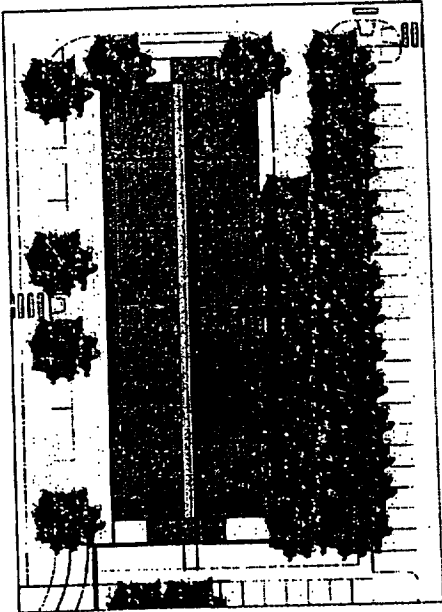
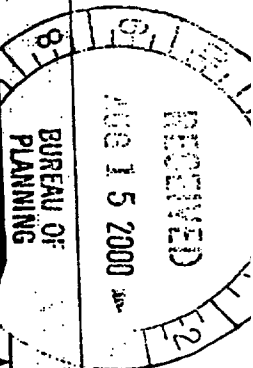
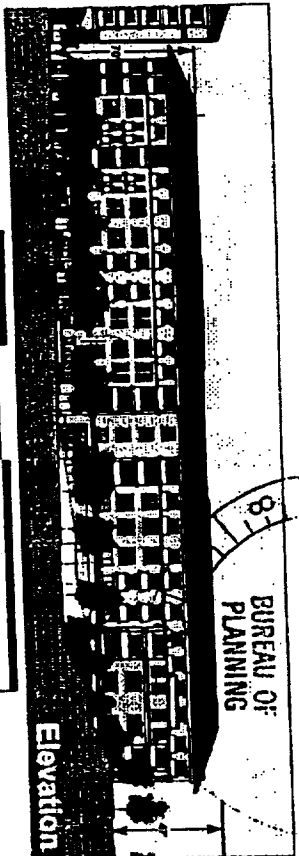
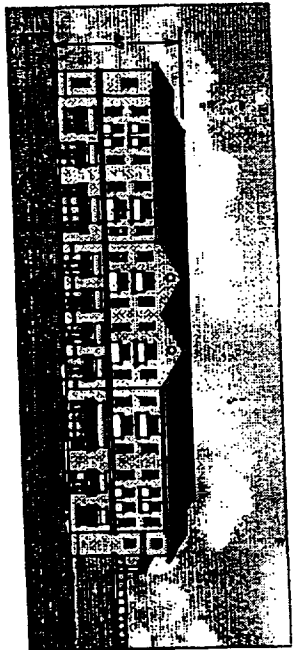
JAMES BROOKS &  
ASSOCIATES, INC.

Smallwood, Reynolds,  
Stewart, Stewart  
& Associates, Inc.  
Architects

Z-00-68

Page 3 of 8

42 of 51 found 89-00-2/52-20-2



Multi-Family - Proposed Apartment/Retail D3

Multi-Family - Proposed Apartment C2

GLENWOOD DEVELOPMENT  
ATLANTA, GEORGIA

JAMES BROOKS &  
ASSOCIATES, INC.

Smallwood, Reynolds,  
Stewart, Stewart  
& Associates, Inc.  
Architects

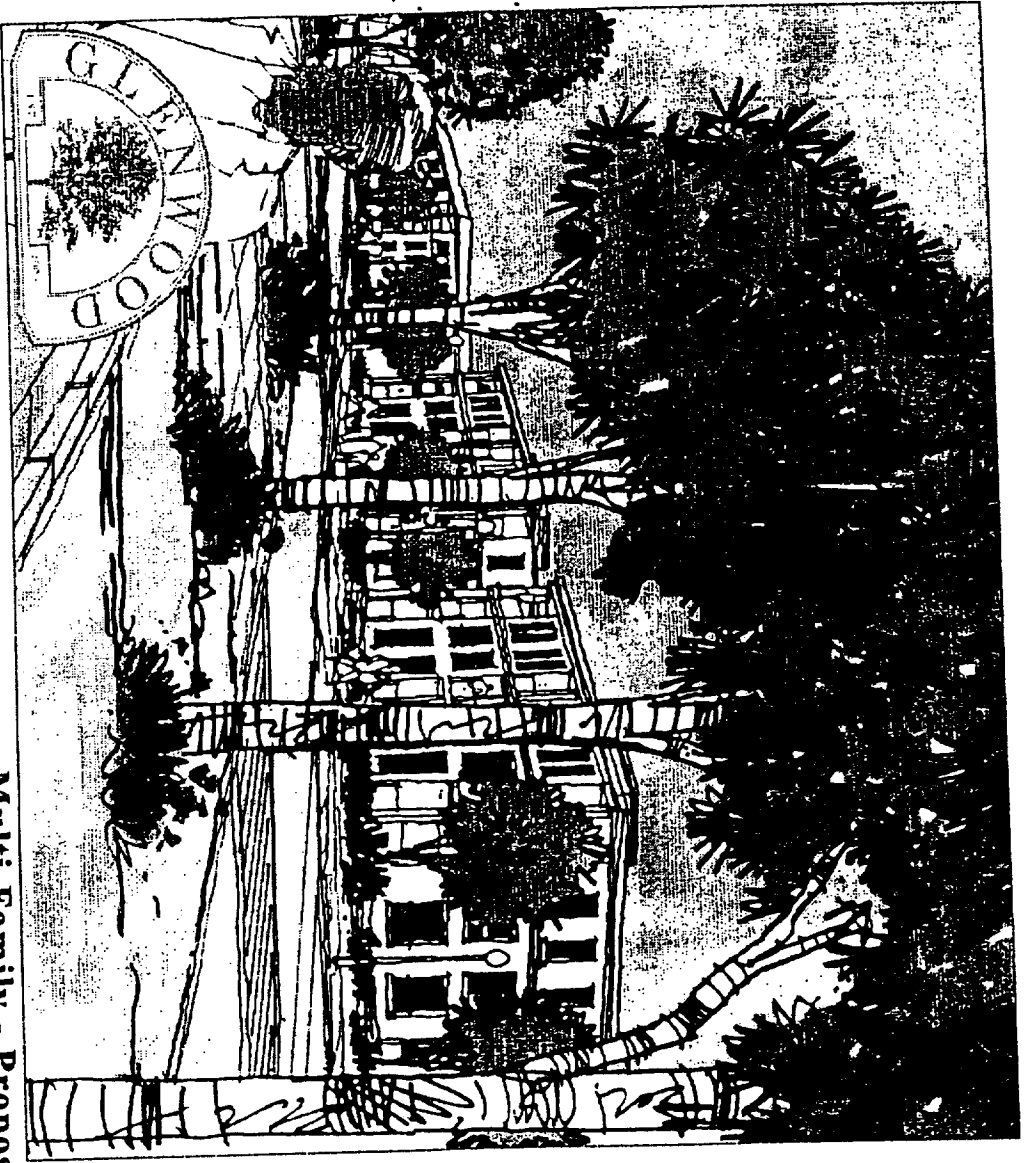
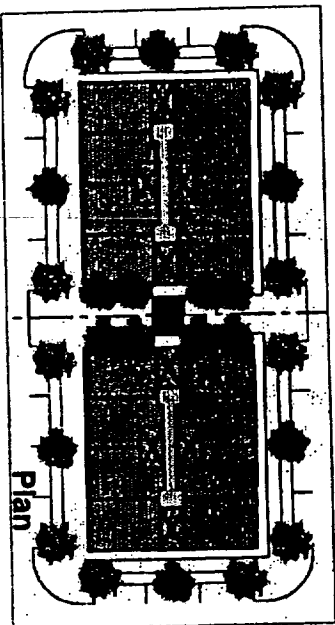
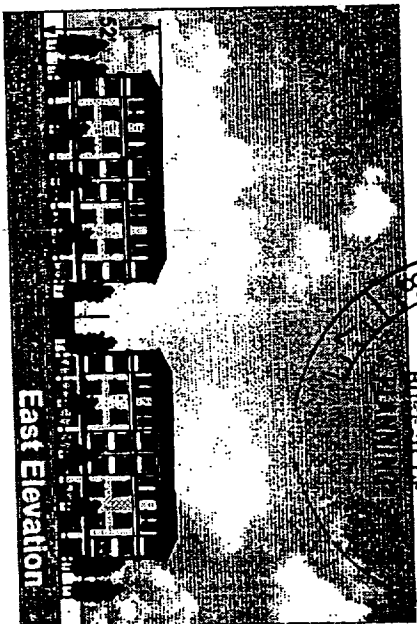


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2-00-68  
page 4 of 8

RECEIVED  
AUG 15 2000  
BUREAU OF  
PLANNING



Multi-Family - Proposed Apartment/Condominium D1 & D2

GLENWOOD DEVELOPMENT

ATLANTA, GEORGIA

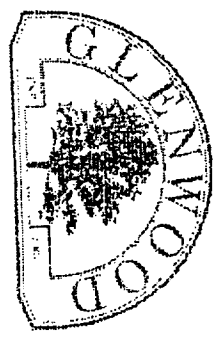
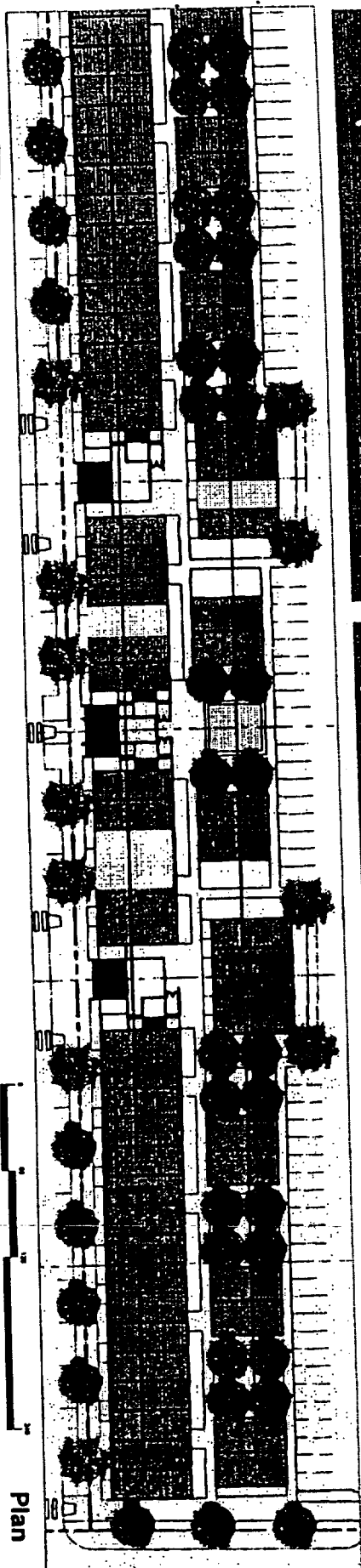
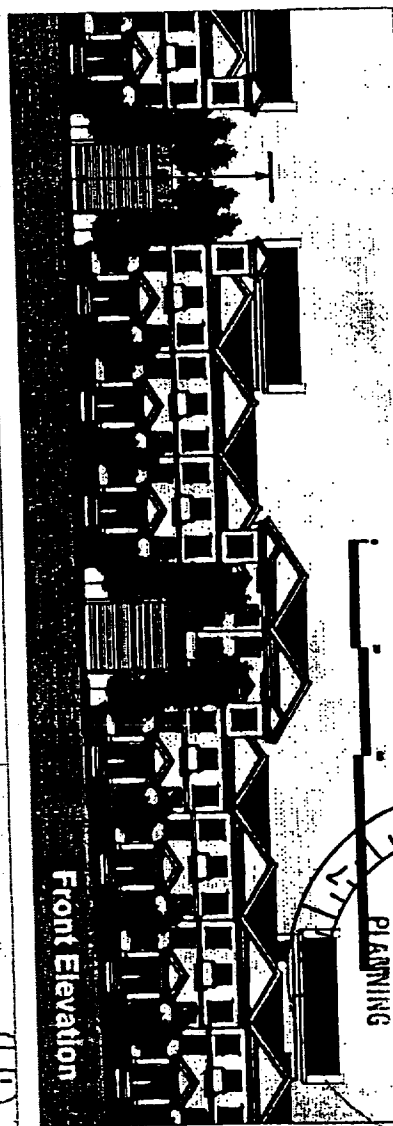
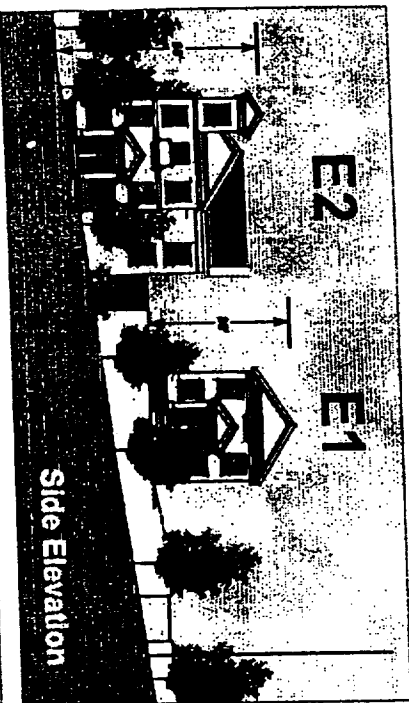


JAMES BROOKS &  
ASSOCIATES, INC.

Smallwood, Reynolds,  
Stewart, Stewart  
& Associates, Inc.  
Architects

Z-00-68  
Page 5 of 8

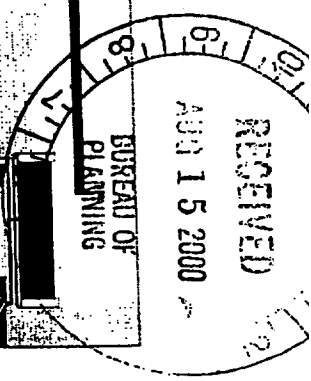
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**GLENWOOD DEVELOPMENT**  
ATLANTA, GEORGIA

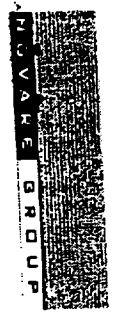
**JAMES BROOKS &  
ASSOCIATES, INC.**

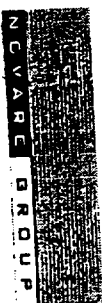
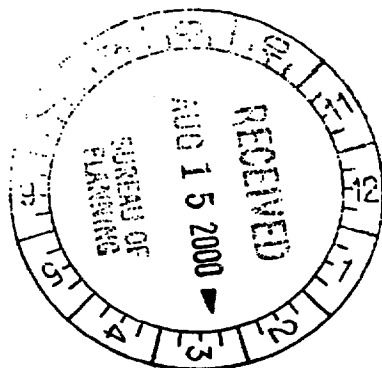
Smallwood, Reynolds,  
Stewart, Stewart  
& Associates, Inc.  
Architects



2-02-25/2-00-68 page 18 of 24

2-00-68  
page 6 of 8



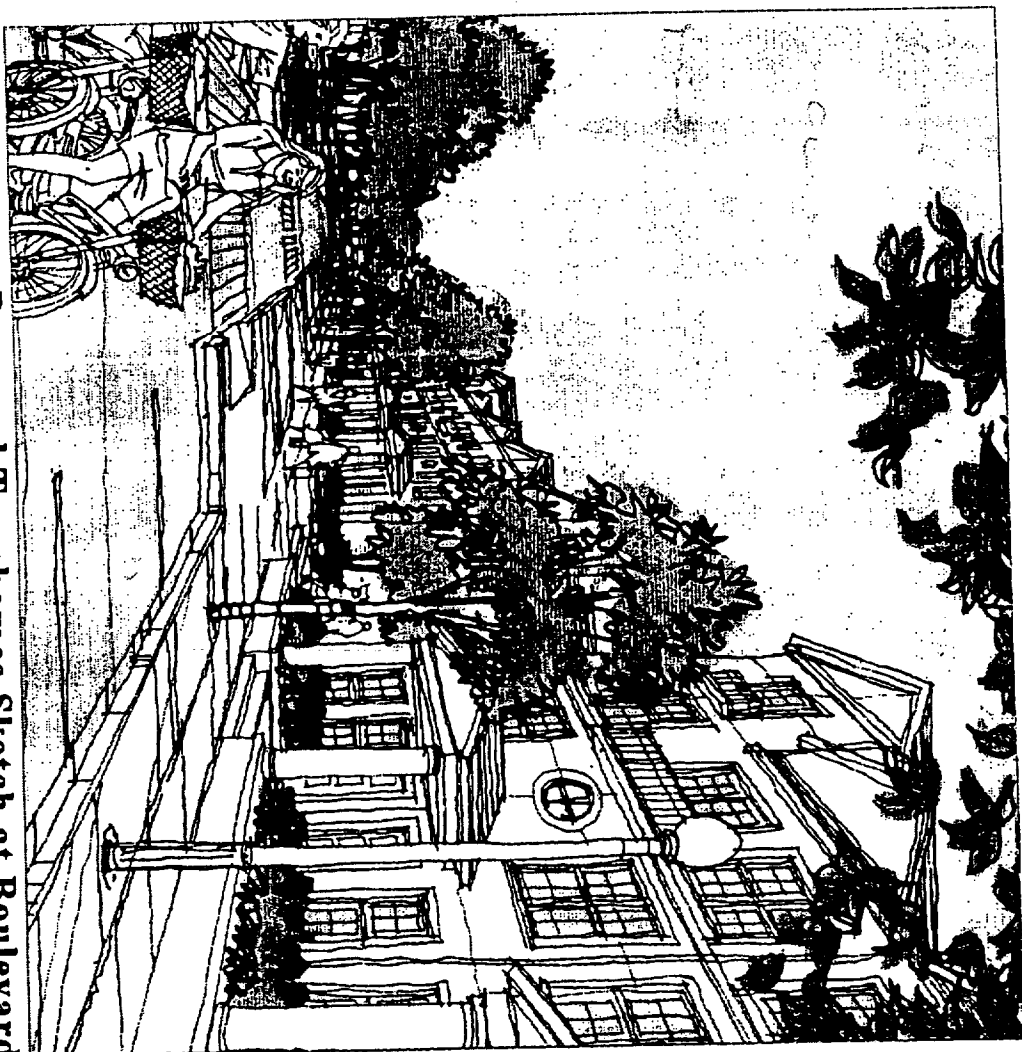


**GLENWOOD DEVELOPMENT**  
ATLANTA, GEORGIA

**JAMES BROOKS &  
ASSOCIATES, INC.**

Smallwood, Reynolds,  
Stewart, Stewart  
& Associates, Inc.  
Architects

**Proposed Townhomes Sketch at Boulevard**



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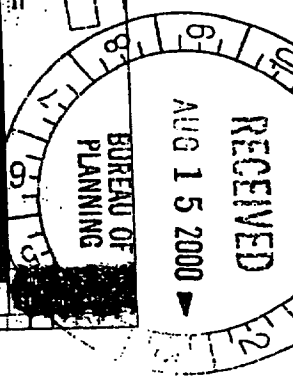
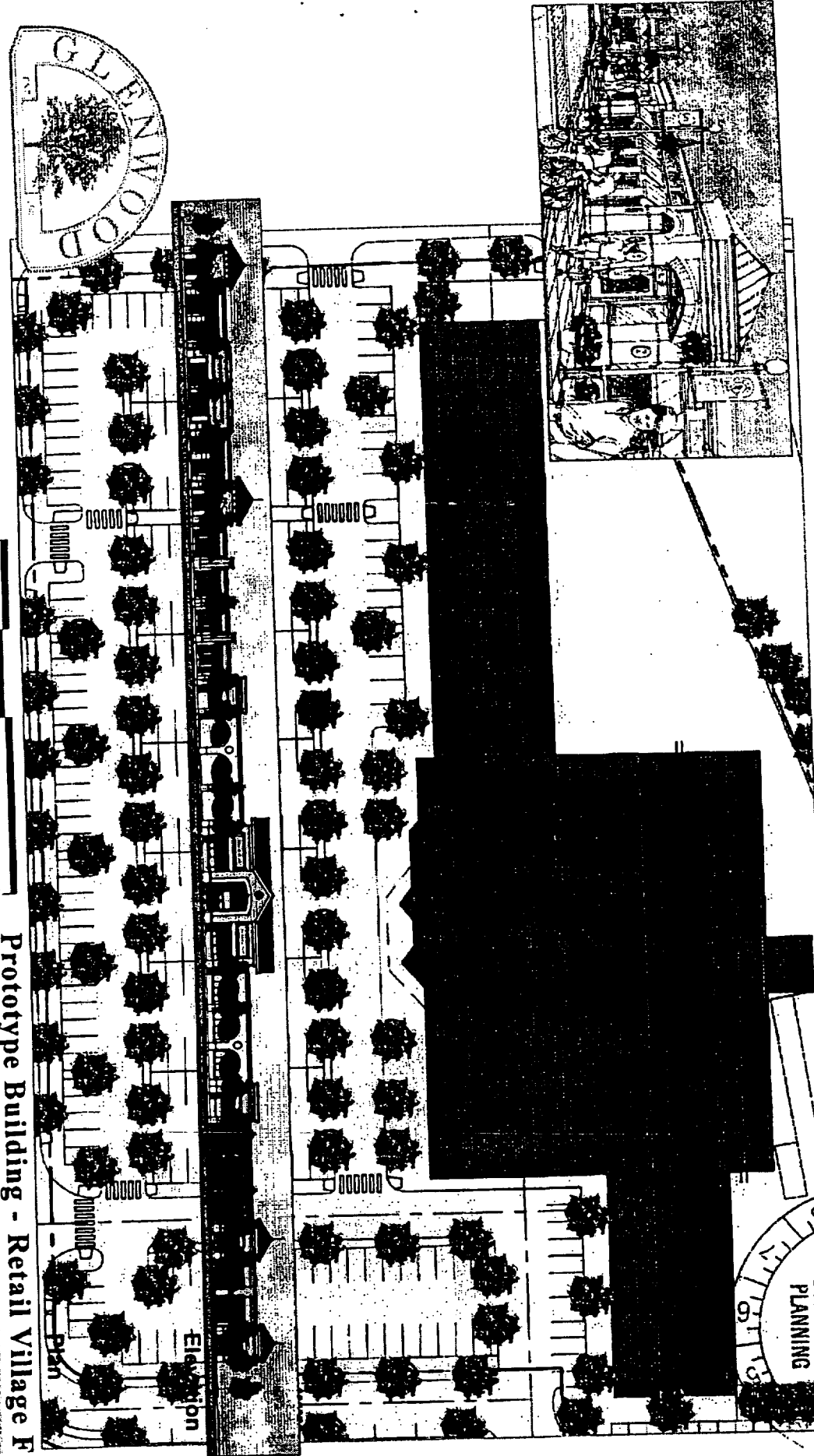
2-00-68  
Page 7 of 8



**GLENWOOD DEVELOPMENT**  
ATLANTA, GEORGIA

**JAMES BROOKS &  
ASSOCIATES, INC.**

Smallwood, Reynolds,  
Stewart, Stewart  
& Associates, Inc.  
Architects



2-00-68  
Page 8 of 8

42 to 02 2nd 89-00-2/2-02-25 page 20 of 24

# William F. Kennedy

---

1324 The Princeton Building  
4403 Northside Parkway, N.W.  
Atlanta, Georgia 30327

Telephone 404-504-9814  
Fax 404-231-5097

October 31, 2000

Councilmember Debi Starnes, Chair  
and Members of the Zoning Committee of  
the City Council  
Second Floor, City Hall  
55 Trinity Avenue, S.W.  
Atlanta, Georgia 30335

Re: Z-00-68  
Northeast corner, Glenwood Avenue at  
the Glenwood-Memorial Connector

Dear Dr. Starnes and Members of the Zoning Committee:

You have before you the subject application which has recommendations of approval from all affected neighborhoods, NPU-W, the Bureau of Planning staff, and the Zoning Review Board.

We ask that you vote to approve this application for this mixed use development and that you include the following additional condition which has been presented to and approved by NPU-W and which has the support of Mr. Bell of the Bureau of Planning as well.

"Developer may build any portion of buildings C1 and C2 without building the entire building and, until the remainder of such buildings are constructed, may park on the surface of the remaining area of the site where the remainder of such building is planned, as well as on a portion of the area where buildings A1 and A2 are planned and the alleys between C1, A1, C2, and A2, as shown on the attached site plan, entitled "Illustrative Site Plan, Glenwood

Z-02-25/Z-00-68  
Page 21 of 24

Development, Atlanta, Georgia," dated October 24, 2000, prepared by Smallwood, Reynolds, Stewart, Stewart & Associates, Inc., provided, that the landscaping surrounding such interim parking areas, including landscaping, berming or other screening and buffering, is approved by the Bureau of Planning prior to the issuance of building permits for the portion of the building being constructed."

This additional condition is critical to the developer in the phasing of this mixed use project and we urge your support of this added condition.

Thank you for your consideration.

Sincerely,

  
William F. Kennedy  
for Glenwood Park LLC

Copy to

Mr. John Bell, Zoning Administrator  
Mr. James Borders, Glenwood Park LLC  
Ms. Mary Shaltis, Glenwood Park LLC  
Mr. John Long, Glenwood Park LLC

Z-02-25/2-00-68

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Z-00-68

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN LAND LOT 12 OF THE 14TH DISTRICT, FULTON COUNTY, CITY OF ATLANTA, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE MITRED INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF GLENWOOD AVENUE (50 FOOT RIGHT-OF-WAY WIDTH) WITH THE EASTERLY RIGHT-OF-WAY OF GLENWOOD-WYLIE CONNECTOR (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT FROM WHICH A CONCRETE RIGHT-OF-WAY MONUMENT IS 0.4 FEET NORTHEASTERLY, AND SAID POINT WHICH IS THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE PROCEED ALONG SAID EASTERLY RIGHT-OF-WAY OF GLENWOOD-WYLIE CONNECTOR NORTH 05 DEGREES 53 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 169.87 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1462.40 FEET AND AN ARC LENGTH OF 171.37 FEET, BEING SUBTENDED BY A CHORD OF NORTH 02 DEGREES 31 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 171.28 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT;

THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 00 DEGREES 49 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 217.32 FEET TO A POINT;

THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 01 DEGREE 15 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 225.78 FEET TO A FIVE-EIGHTHS REINFORCING BAR;

THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 00 DEGREES 44 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 337.03 FEET TO A POINT AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY OF GLENWOOD-WYLIE CONNECTOR (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 20 (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT FROM WHICH A CONCRETE RIGHT-OF-WAY MONUMENT IS 0.7 FEET NORTHEAST;

THENCE DEPART SAID EASTERLY RIGHT-OF-WAY OF GLENWOOD-WYLIE CONNECTOR AND PROCEED ALONG SAID SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 20 NORTH 70 DEGREES 35 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 489.69 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 76 DEGREES 45 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 374.51 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 73 DEGREES 15 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 241.00 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 20 WITH THE WESTERLY RIGHT-OF-WAY OF STOVALL STREET (40 FOOT RIGHT-OF-WAY WIDTH), SAID POINT FROM WHICH A CONCRETE RIGHT-OF-WAY IS 1.4 FEET NORTHEASTERLY;

THENCE DEPART SAID SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 20 (VARIABLE WIDTH RIGHT-OF-WAY) AND PROCEED ALONG SAID WESTERLY RIGHT-OF-WAY OF STOVALL STREET SOUTH 00 DEGREES 10 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 689.07 FEET TO A FIVE-EIGHTHS REINFORCING BAR AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY OF STOVALL STREET WITH THE NORTHERLY RIGHT-OF-WAY OF SANDERS AVENUE (30 FOOT RIGHT-OF-WAY WIDTH);

THENCE DEPARTING WESTERLY RIGHT-OF-WAY OF STOVALL STREET AND PROCEED ALONG SAID NORTHERLY RIGHT-OF-WAY OF SANDERS AVENUE NORTH 88 DEGREES 53 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 370.80 FEET TO A POINT;

THENCE NORTH 88 DEGREES 53 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 9.26 FEET TO A FIVE-EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH 01 DEGREES 02 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 17.66 FEET TO A FIVE-EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH 68 DEGREES 34 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 7.72 FEET TO A FIVE-EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH 0 DEGREES 33 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 134.27 FEET TO A FIVE-EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH 0 DEGREES 37 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 115.86 FEET TO A FIVE-EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH 0 DEGREES 34 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 386.08 FEET TO A FIVE-EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH 05 DEGREES 17 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 160.69 FEET TO A POINT ON THE CONCRETE WALK AT THE AFORESAID MITRED INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF GLENWOOD AVENUE (50 FOOT RIGHT-OF-WAY WIDTH);

THENCE PROCEED ALONG SAID NORTHERLY RIGHT-OF-WAY OF GLENWOOD AVENUE NORTH 89 DEGREES 06 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 724.85 FEET TO A PK NAIL IN THE CONCRETE WALK AT THE AFORESAID MITRED INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF GLENWOOD AVENUE WITH THE EASTERLY RIGHT-OF-WAY OF GLENWOOD-WYLIE CONNECTOR (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE PROCEED ALONG SAID MITRED INTERSECTION OF RIGHTS-OF-WAY NORTH 38 DEGREES 34 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 44.42 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 26.7757 ACRES.

Z-02-25/2-00-68  
page 23 of 24

00-0-1440

(Do Not Write Above This Line)

AN ORDINANCE Z-00-68  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-2  
(HEAVY INDUSTRIAL) DISTRICT AND THE  
I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE  
PD-MU (PLANNED DEVELOPMENT-MIXED USE)  
DISTRICT, PROPERTY LOCATED AT THE  
NORTHEAST CORNER OF GLENWOOD AVENUE  
AND THE GLENWOOD-WYLIE CONNECTOR, S.E.  
FRONTING 724.85 FEET ON THE NORTH  
SIDE OF GLENWOOD AVENUE BEGINNING AT  
THE NORTHEAST CORNER OF THE GLENWOOD-  
WYLIE CONNECTOR. DEPTH: VARIES;  
AREA: 26.7757 ACRES; LAND LOT 12,  
14TH DISTRICT, FULTON COUNTY, GEORGIA.  
OWNER: GLENWOOD PARK LLC  
APPLICANT: SAME  
BY: JAMES R. BORDERS  
NPU-W COUNCIL DISTRICT 5

ADOPTED BY  
JAN 02 2001

COUNCIL

AS AMENDED

CONSENT REFER  
REGULAR REPORT REFER  
ADVERTISE & REFER  
1st ADOPT 2nd READ & REFER

ate Referred 9/18/00  
eferred To: ZRB & zoning

First Reading

Committee  
Date  
Chair

Committee

Date  
Chair

Action:  
Fav, Adv, Held (see rev. side)  
Other

Members

Refer To

Committee

Date

Chair

Action:  
Fav, Adv, Held (see rev. side)  
Other

Members

Refer To

Committee

Date

Chair

Action:  
Fav, Adv, Held (see rev. side)  
Other

Members

Refer To

Committee

Date

Chair

Action:  
Fav, Adv, Held (see rev. side)  
Other

Members

Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings  
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED  
JAN 2 2001  
ATLANTA CITY COUNCIL PRESIDENT  
James R. Borders

CERTIFIED  
JAN 02 2001  
James R. Borders

MAYOR'S ACTION

APPROVED

JAN 10 2001

ATLANTA CITY COUNCIL PRESIDENT

RCS# 3785  
6/03/02  
2:56 PM

Atlanta City Council

Regular Session

MULTIPLE

02-O-0823/Z-02-25/Z-00-68  
02-O-0817/U-02-10/U-99-33  
ADOPT ON SUB

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
B Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	NV Boazman	NV Woolard

MULTIPLE

02-0-0823

(Do Not Write Above This Line)

AN ORDINANCE Z-02-25/Z-00-68

BY: ZONING COMMITTEE

*Debra Starns*

AN ORDINANCE TO AMEND ORDINANCE Z-00-68, ADOPTED BY CITY COUNCIL JANUARY 2, 2001 AND APPROVED BY OPERATION OF LAW JANUARY 10, 2001, REZONING FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT AND THE I-2 (HEAVY INDUSTRIAL) DISTRICT TO THE PD-MU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT, PROPERTY LOCATED AT THE NORTHEAST CORNER OF GLENWOOD AVENUE AND THE GLENWOOD-WYLIE CONNECTOR, S.E. FOR THE PURPOSE OF APPROVING A SITE PLAN AMENDMENT AND A CHANGE OF APPROVING A SITE PLAN AMENDMENT AND A CHANGE OF CONDITIONS.

OWNER: GREEN STREET, PROPERTIES, LLC  
APPLICANT: SAME

BY: KATHARINE W. KELLEY

NPU-W COUNCIL DISTRICT 5

ADOPTED BY

JUN 03 2002

COUNCIL

- ☐ CONSENT REFER  
☒ REGULAR REPORT REFER *per paper*  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER

Date Referred

5/6/02

Referred To:

ZB + Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED

JUN 03 2002

ATLANTA CITY COUNCIL PRESIDENT

*Catherine W. Woodward*

CERTIFIED

JUN 03 2002

*Joseph Davidson Johnson*  
MUNICIPAL CLERK

MAYOR'S ACTION

*Harley Farnsworth*

JUN 10 2002

MAYOR